

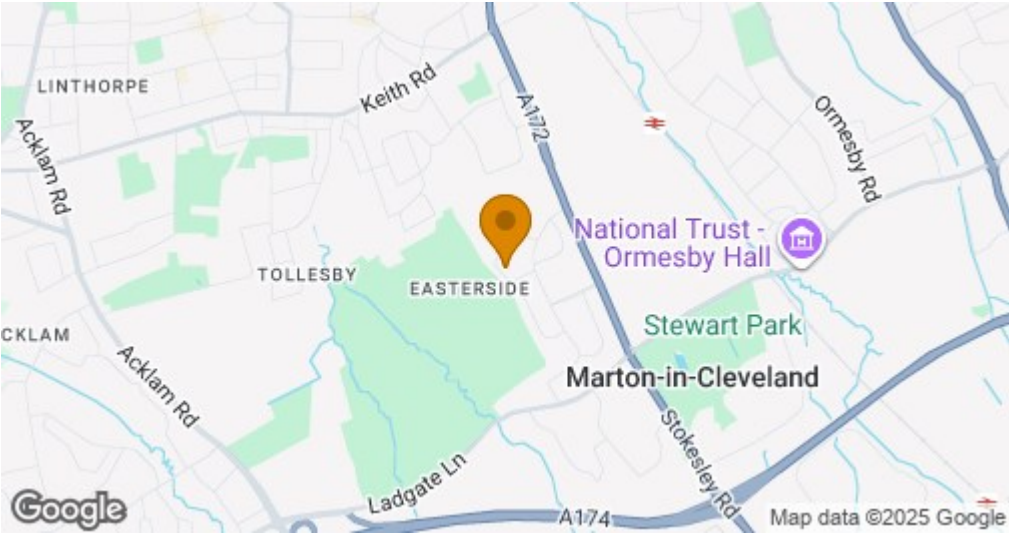


A 3 bedroom end terrace house which would be an ideal purchase for a first time buyer, young family or rental investor. The property which comprises of entrance hallway, lounge, kitchen into dining area, landing, 3 bedrooms and bathroom/w.c. The property has a good size rear garden and benefits from gas central heating. A viewing is recommended in order to appreciate the potential of the property in this popular location. The property is within easy reach of The James Cook University Hospital and transport links.

Charnley Green, Easterside, Middlesbrough, TS4 3NX
3 Bed - House - End Terrace
Offers In The Region Of £100,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Charnley Green, Middlesbrough, TS4 3NX



Ground Floor



Floor 1

Approximate total area[®]
785 ft²
72.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	78	62
EU Directive 2002/91/EC		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

