



Notice Of Offer

Property Address: 45 The Greenway, Middlesbrough TS3 9NQ

We advise that an offer has been made for the above property in the sum of £86,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 26 Stokesley Road, Middlesbrough TS7 8DX

Agents Telephone Number - 01642 313666

**** CHAIN FREE** POPULAR AREA OF MIDDLESBROUGH****

This property is an ideal opportunity for first-time buyers, young couples, or investors seeking a blank canvas to personalise and make their own. Positioned on a generous west facing plot and briefly comprising of: Entrance hall, lounge, dual aspect dining kitchen, to the first floor there are three bedrooms and family bathroom. Externally the enclosed rear garden is laid to lawn with gated access, driveway and large garage. The front garden is laid to lawn with concrete driveway.

Please note property is sold as seen.

The Greenway, Middlesbrough, TS3 9NQ

3 Bed - House - Semi-Detached

£95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

The Greenway, Middlesbrough, TS3 9NQ



GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'3 x 12'6 (4.04m x 3.81m)

DINING KITCHEN

19'7 x 9'11 (5.97m x 3.02m)

FIRST FLOOR

LANDING

BEDROOM 1

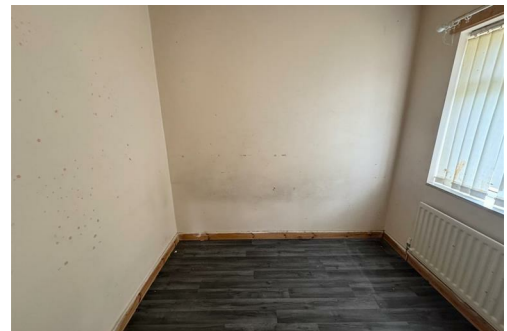
12'5 x 11'8 (3.78m x 3.56m)

BEDROOM 2

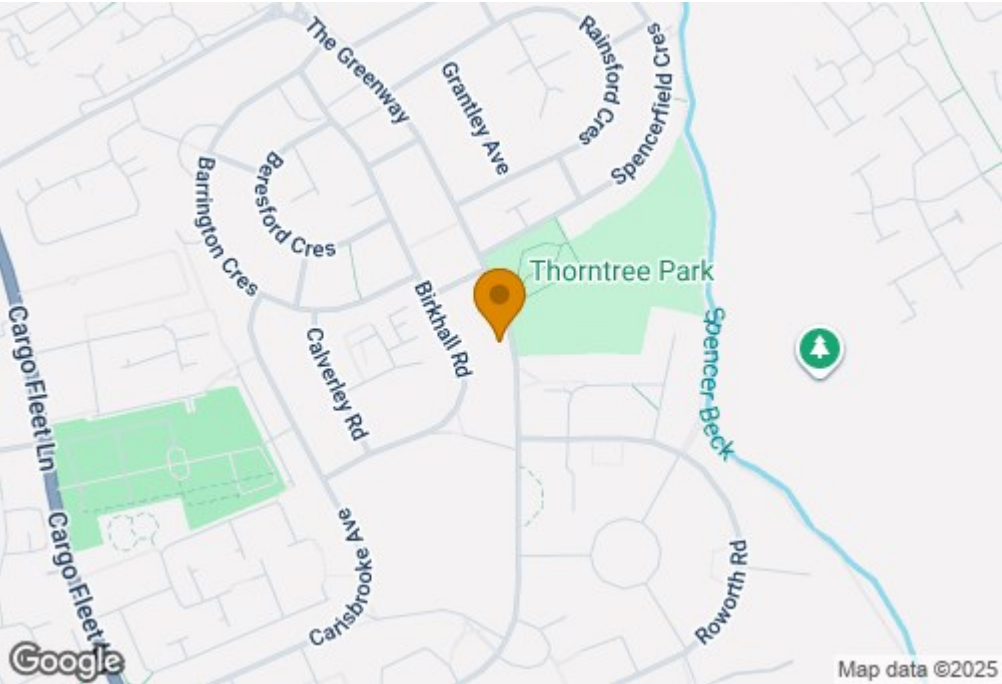
12'6 x 9'11 (3.81m x 3.02m)

BEDROOM 3

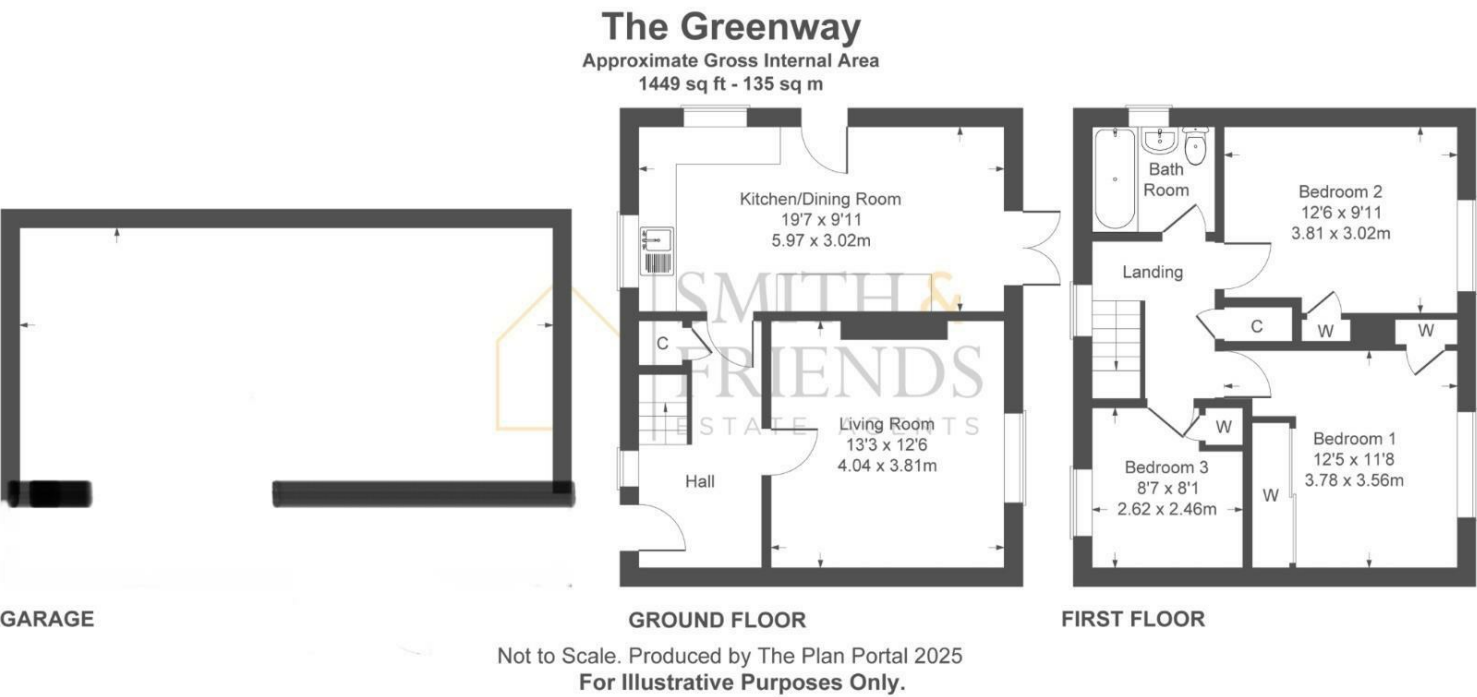
8'7 x 8'1 (2.62m x 2.46m)



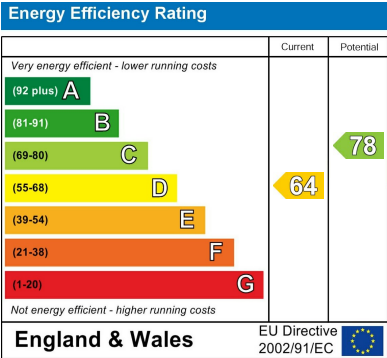
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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