



An ideal opportunity for a first time buyer or rental investor to purchase this smart and well presented 1 bedroom end terrace house, the property comprises of entrance porch, hallway, kitchen, lounge, landing, 1 bedroom and shower room/w.c. Externally the property has easily maintained gardens and benefits from gas central heating.

Longhirst, Coulby Newham, Middlesbrough, TS8 0TD

1 Bed - House - End Terrace

£85,000

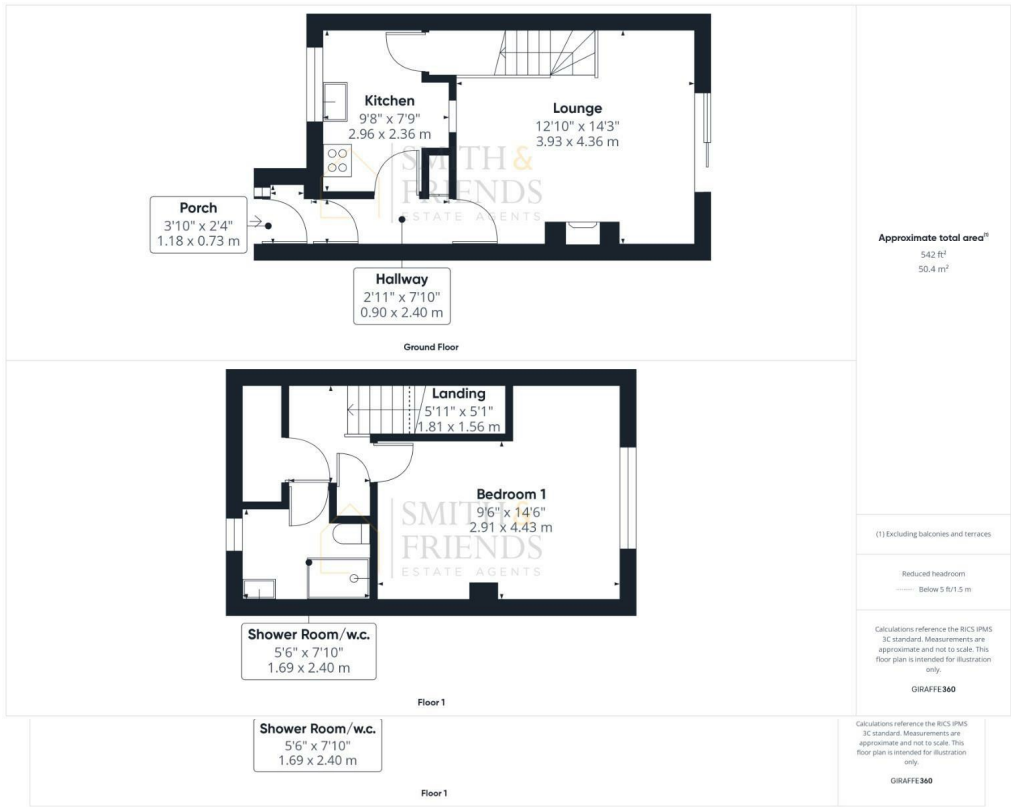
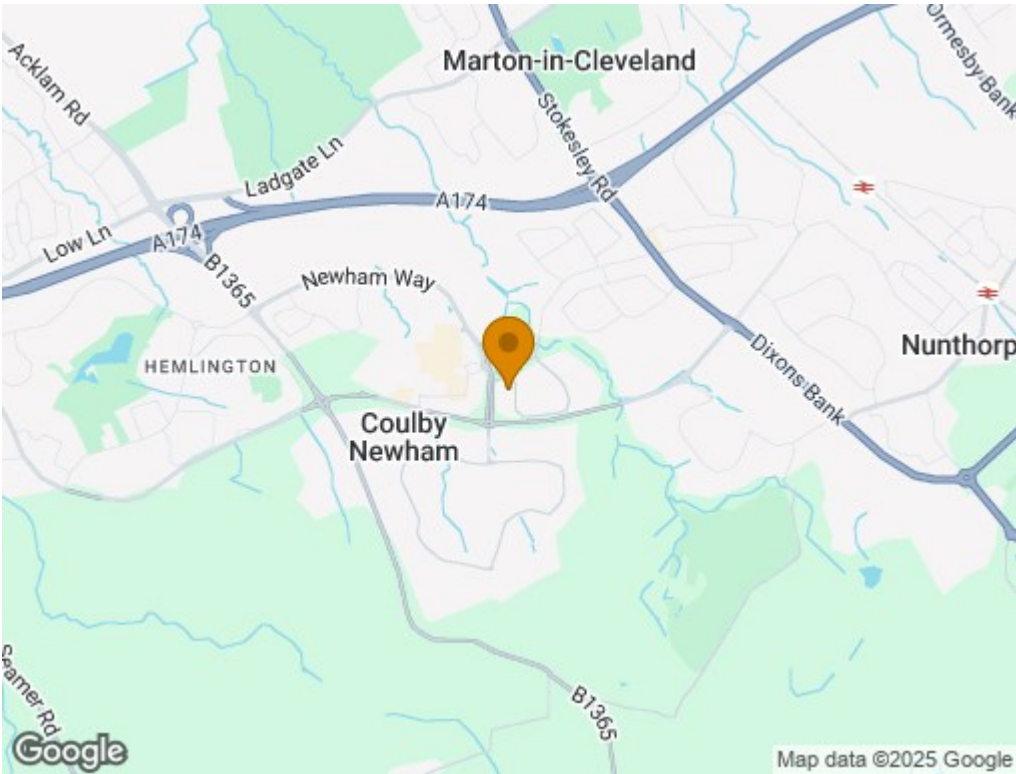
EPC Rating: C

Council Tax Band: A

Tenure: Freehold

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ESTATE AGENTS

Longhirst, Middlesbrough, TS8 0TD



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	70	77
		EU Directive 2002/91/EC

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.

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