



****PUBLIC NOTICE****

Address: 29 Monmouth Road, Middlesbrough TS6 9SA

We are acting in the sale of the above property and have received an offer of £61,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B

This generously proportioned three bedroom semi-detached property is offered to the market with NO FORWARD CHAIN and in our opinion an ideal opportunity for a wide range of buyers, including first-time purchasers, families, and investors. (Estimated rental potential of approximately £650pcm after updating.)

Monmouth Road, Middlesbrough, TS6 9SA

3 Bed - House

£60,000

EPC Rating: B

Council Tax Band: A

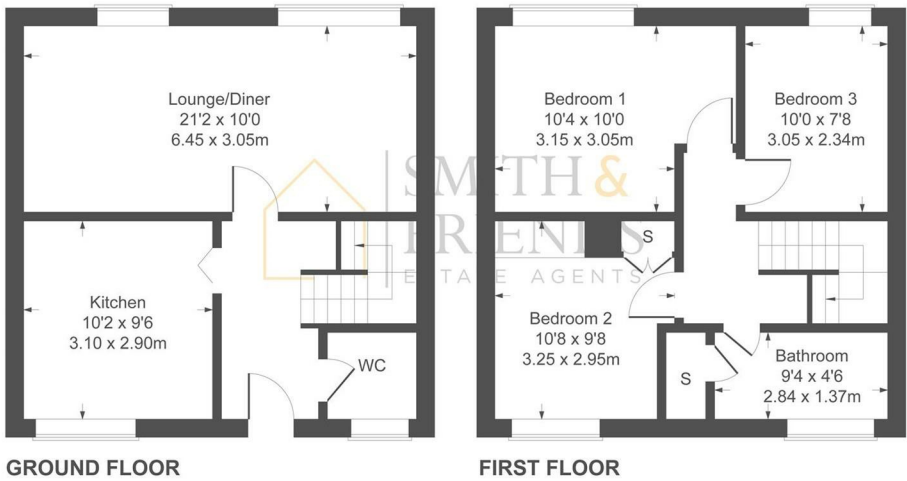
Tenure: Freehold



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Monmouth Road
Approximate Gross Internal Area
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	87
EU Directive 2002/91/EC		

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