



An superbly well presented 3 bedroom semi detached home, which comes with an office/garden bar and pergola. The property internally comprises of entrance hallway, lounge, kitchen/dining area, cloaks/w.c., landing, 3 bedrooms, en-suite to bedroom 1 and family bathroom/w.c. The property benefits from gas central heating, upvc double glazing, and a double width driveway to the front. Externally to the rear there is a pergola which has a roof and a separate garden office/bar the timber built building with storage shed to the side.

Alum Close, Middlesbrough, TS8 9GB

3 Bed - House - Semi-Detached

£185,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



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Marketing Materials

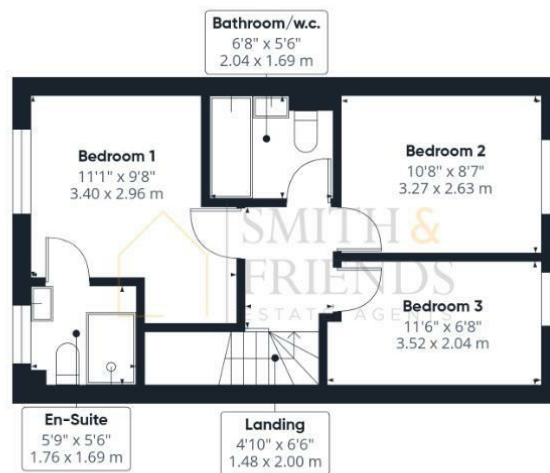
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)



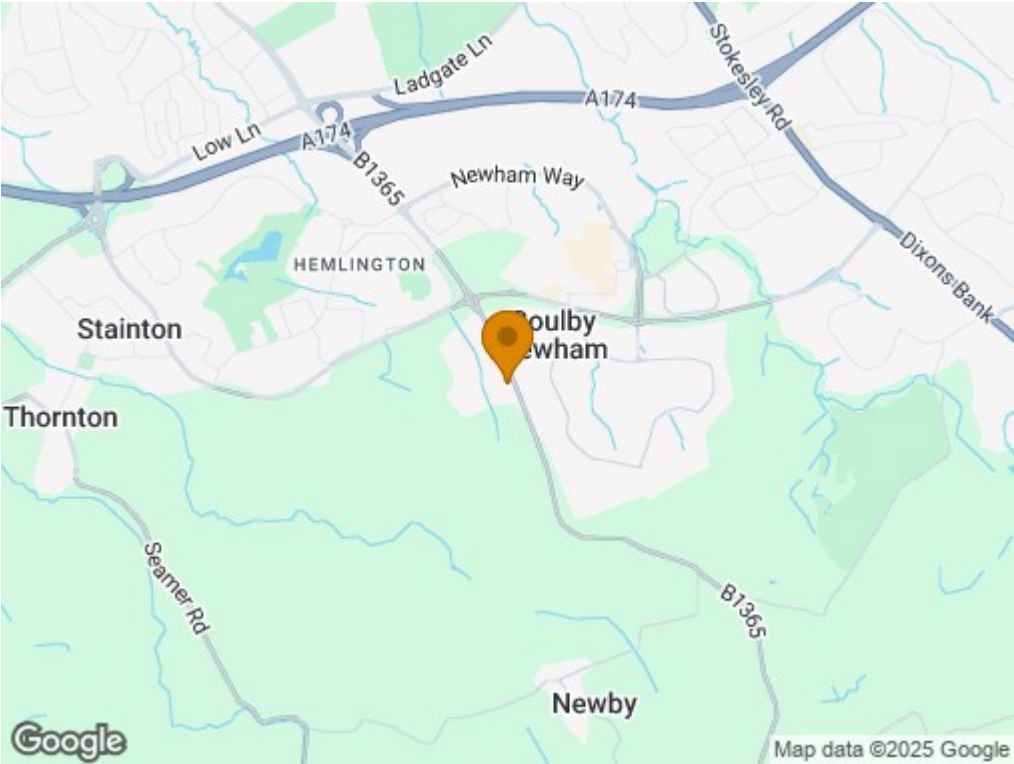
Ground Floor Building 1



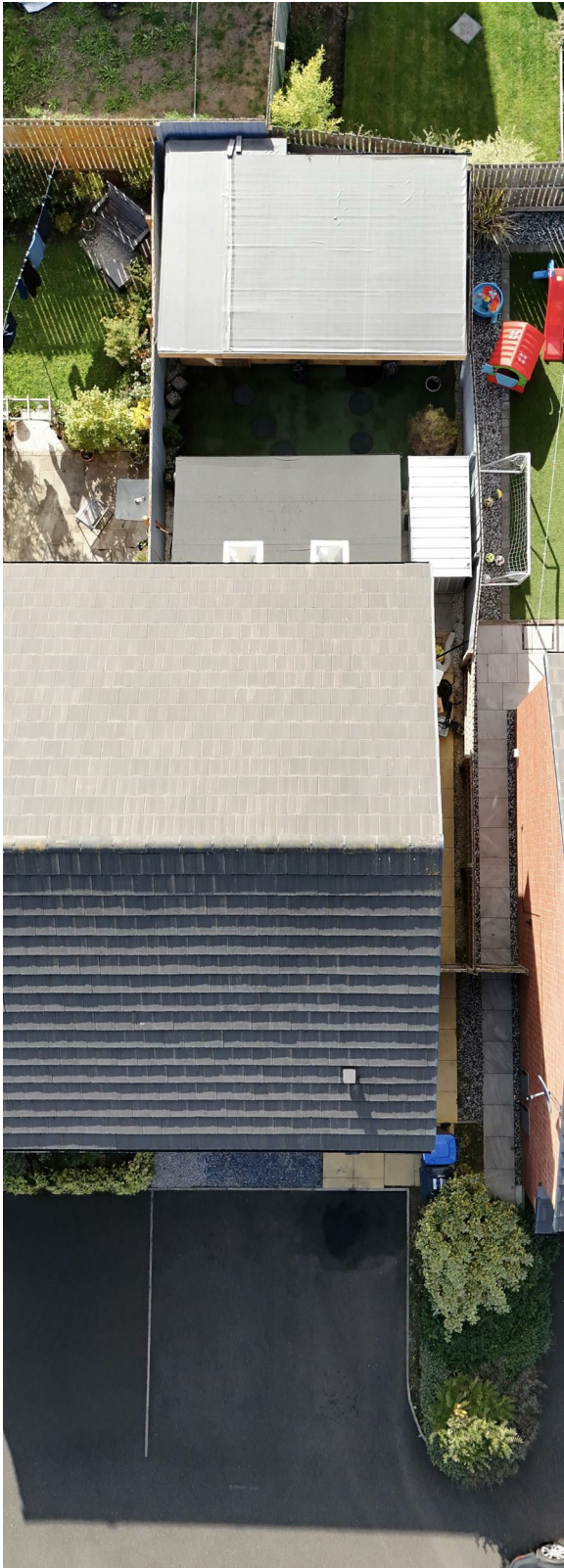
Floor 1 Building 1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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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