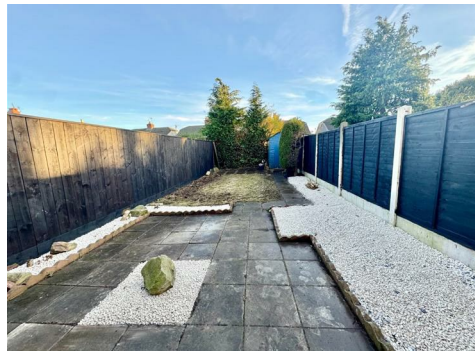




SMITH & FRIENDS are delighted to offer to the market this well presented two double bedroom terraced property which has been updated internally via the current owner. The home benefits from NO CHAIN INVOLVED and viewings come highly recommended to fully appreciate. The modern living accommodation briefly comprises; entrance hall with stairs to the first floor, living room, separate dining room, attractive kitchen and downstairs WC. To the first floor landing are two double bedrooms and a shower room/WC. Externally to the rear of the property is a pleasant garden which is mainly laid to lawn with a paved seating area and stoned borders.

**Bournemouth Avenue, Middlesbrough, TS3 0NR**  
**2 Bed - House - Terraced**  
**Reduced To £97,500**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS

Bournemouth Avenue, Middlesbrough, TS3 0NR

Lounge  
11'1" x 12'11" (3.38m x 3.96m)

Dining Room  
7'10" x 14'2" (2.4m x 4.32m)

Kitchen  
7'1" x 11'6" (2.16m x 3.53m)

Bedroom One  
11'9" x 11'1" (3.6m x 3.4m)

Bedroom Two  
9'2" reducing to 7'1" x 9'3" (2.8m reducing to 2.18m x 2.82m)

Shower Room  
6'6" x 5'1" (2m x 1.57m)



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                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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

