



Sycamore Road, TS5 6QX
5 Bed - House - Detached
£349,950

EPC Rating: D
Tenure: Freehold
Council Tax Band: D



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ESTATE AGENTS

Sycamore Road

Middlesbrough TS5 6QX

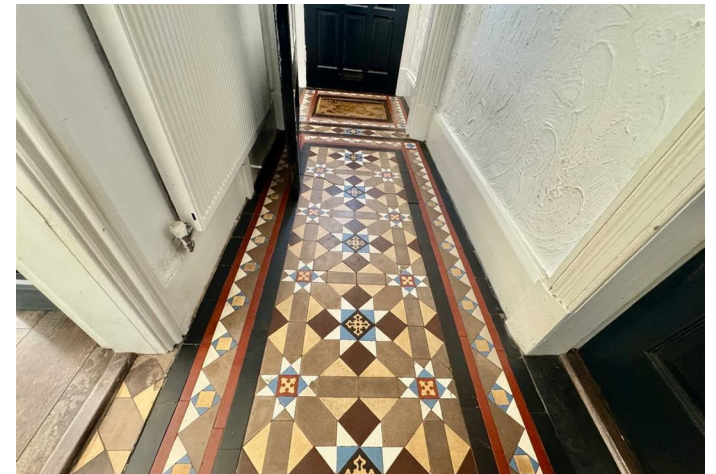
Nestled on Sycamore Road, Linthorpe is this substantially extended 5 bedroom detached house, situated just off The Avenue this property offers a unique blend of historical character and modern convenience.

Upon entering, you are greeted by two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The stunning kitchen, dining/family area are the focal point of this property. The generous layout of the house includes five well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. The three bathrooms ensure that there is no morning rush, making daily routines more manageable.

The property is set in a desirable location, with parking available for up to three vehicles, a rare find in such a charming area. This feature adds to the convenience of living in this lovely home, allowing for easy access to local amenities and transport links.

This residence is not just a house; it is a home filled with potential and history, waiting for the right owner to appreciate its charm. Whether you are looking for a family home or a property with character, this delightful house on Sycamore Road is sure to impress.

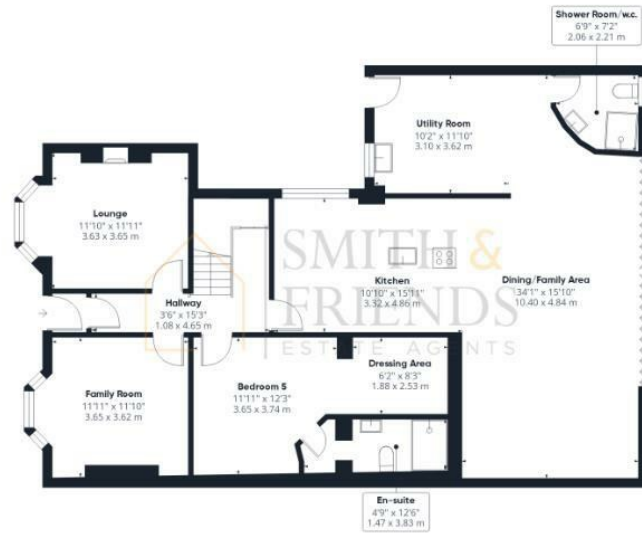
The accommodation briefly comprises of entrance vestibule, hallway, lounge, family room, kitchen, dining/family area, utility, shower room/w.c., bedroom 5 with en-suite and dressing area, to the first floor there are 4 bedrooms and bathroom/w.c. Externally there are gardens with the rear being a good side and has plenty of potential.











Ground Floor



Floor 1

Approximate total area⁽¹⁾
2045 ft²
189.9 m²

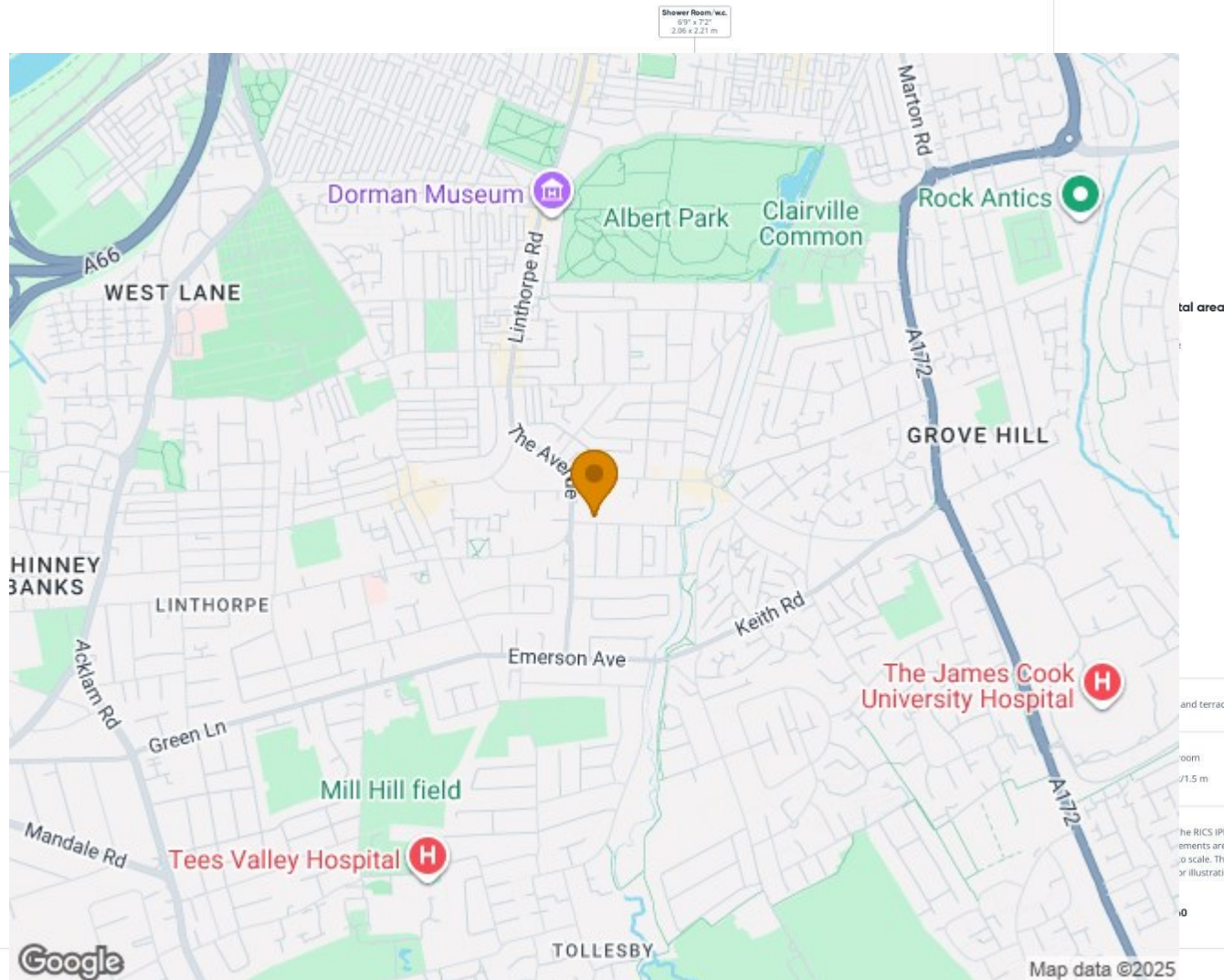
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

