



An immaculate 2 bedroom semi detached house with driveway to front and good size rear garden. The property comprises of entrance hallway, lounge into dining area, kitchen, utility, landing, 2 bedrooms and shower room/w.c. The property would be ideal for a first time buyer or rental investor, early viewing is highly recommended to avoid disappointment.

Grantley Avenue, Middlesbrough, TS3 9HN
2 Bed - House - Semi-Detached
£80,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Grantley Avenue, Middlesbrough, TS3 9HN

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		
EU Directive 2002/91/EC		

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