



**Cheltenham Close, TS5 6LX**  
**3 Bed - House - Semi-Detached**  
**Chain Free £175,000**

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



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**\*\*CHAIN FREE\*\* STUNNING THROUGHOUT\*\*** Conveniently located within walking distance of local amenities and close to main commuter routes this completely refurbished property comes with viewing recommended. The layout briefly comprises of: Entrance, lounge, dining kitchen, utility and downstairs toilet. to the first floor there are Three good sized bedrooms and family bathroom. Externally there are enclosed gardens to front and rear.

**Ground Floor**

**Entrance**

**Lounge**

**Dining Kitchen**

**Utility**

**Downstairs Toilet**

**First floor**

**Bedroom 1 ( Front)**

**Bedroom 2 ( Rear)**

**Bedroom 3 (Front)**

**Family Bathroom**







Ground Floor



Floor 1

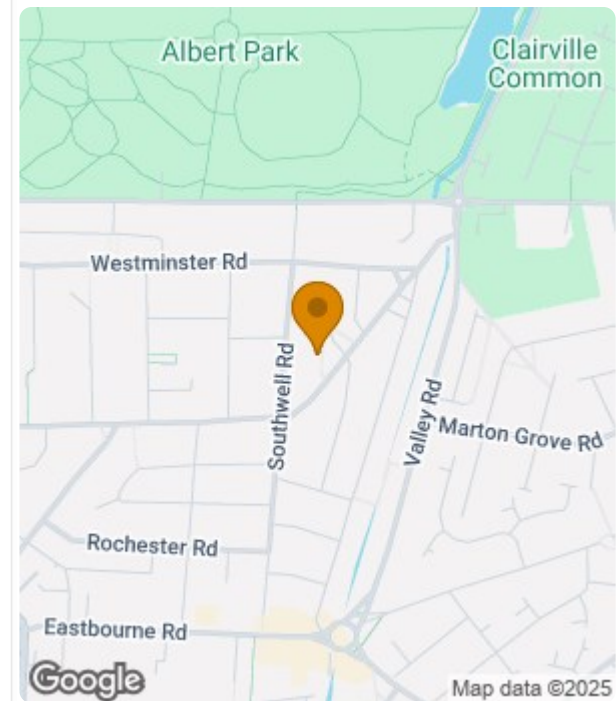


Approximate total area<sup>®</sup>  
871 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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