



**\*\* NO CHAIN\*\*** Set within this highly sought-after residential area just off Cambridge Road, this substantial home has been tastefully improved while retaining many original period features. The property is complemented by beautifully established gardens to the front and rear, along with convenient external storage. The accommodation briefly comprises of: Entrance hallway, bay-fronted lounge and dining room, a well-appointed kitchen/breakfast room provides a generous range of fitted units and useful utility. To the first floor, there are three generously sized double bedrooms and a family bathroom, offering comfortable living space for the whole family. Ideally located close to Linthorpe Village, with its array of shops and amenities, this property combines character, practicality, and an excellent setting. Internal viewing is highly recommended to fully appreciate the charm and quality of this exceptional period home.


**Linden Grove, Middlesbrough, TS5 5NE**  
**3 Bed - House - Mid Terrace**  
**£174,995**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



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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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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