



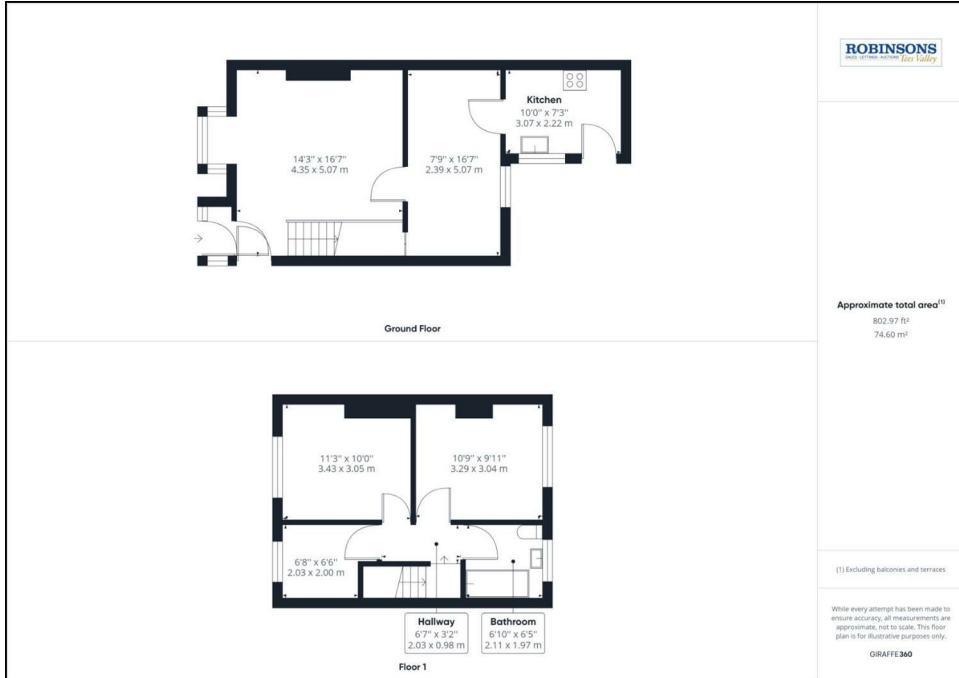
SMITH AND FRIENDS are delighted to offer to the market this recently renovated three bedroom terraced property offered with NO CHAIN INVOLVED. The property is situated in the popular TS1 area of Middlesbrough and would appeal to a variety of buyers including first time buyers or investors. The property has the benefit of a new bathroom suite, a new fitted kitchen, new carpets & flooring and a redecoration throughout. The spacious living accommodation briefly comprises; entrance vestibule, good size lounge with stairs to the first floor, rear dining room and stunning fitted kitchen with access to the garden. To the first floor landing are three bedrooms and a modern bathroom fitted with a three piece suite. Externally to the front of the property is a palisade and street parking is available. To the rear is a low maintenance garden which is laid to patio.

Crescent Road, Middlesbrough, TS1 4QU
3 Bed - House - Terraced
Offers Over £110,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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Crescent Road, Middlesbrough, TS1 4QU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	84
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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