



**\*\* CHAIN FREE\*\*** Positioned on a favourable corner plot within the popular Saffron Gardens development, this good sized Three bedroom detached property comes with viewing recommended. Well presented throughout and ideal for a growing family, the layout comprises of: Entrance hall, lounge with French doors opening onto the garden, open plan dining kitchen, utility and downstairs toilet. To the first floor there are three bedrooms ( master with ensuite ) and family bathroom. Externally the enclosed rear garden is laid to lawn. Single garage and driveway.

**Carson Place, Hemlington, Middlesbrough, TS8 9RL**  
**3 Bed - House - Detached**  
**£249,950**  
**EPC Rating: B**  
**Council Tax Band: D**  
**Tenure: Freehold**



Carson Place, Middlesbrough, TS8 9RL



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) <b>A</b>                          |  |                         | 95                                                                                    |
| (81-91) <b>B</b>                            |  | 84                      |                                                                                       |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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