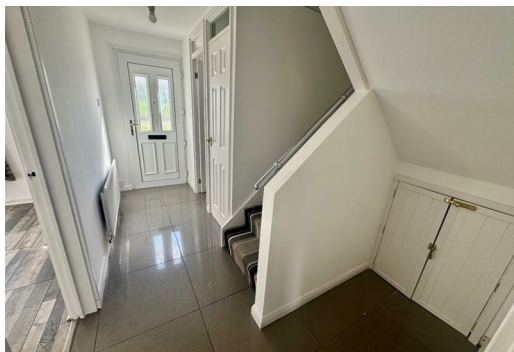




A smart and well presented 3 bedroom mid terrace house with easily maintained gardens to front and rear. The property comprises of entrance hallway, cloaks/w.c., lounge, kitchen, landing, 3 bedrooms and bathroom/w.c. The property would be ideal for a first time buyer or family and benefits from gas central heating, upvc double glazing and in our opinion viewing is highly recommended.

PLEASE NOTE THE PROPERTY IS OF NON STANDARD CONSTRUCTION.

Ainsworth Way, Ormesby, Middlesbrough, TS7 9QD

3 Bed - House

£115,000

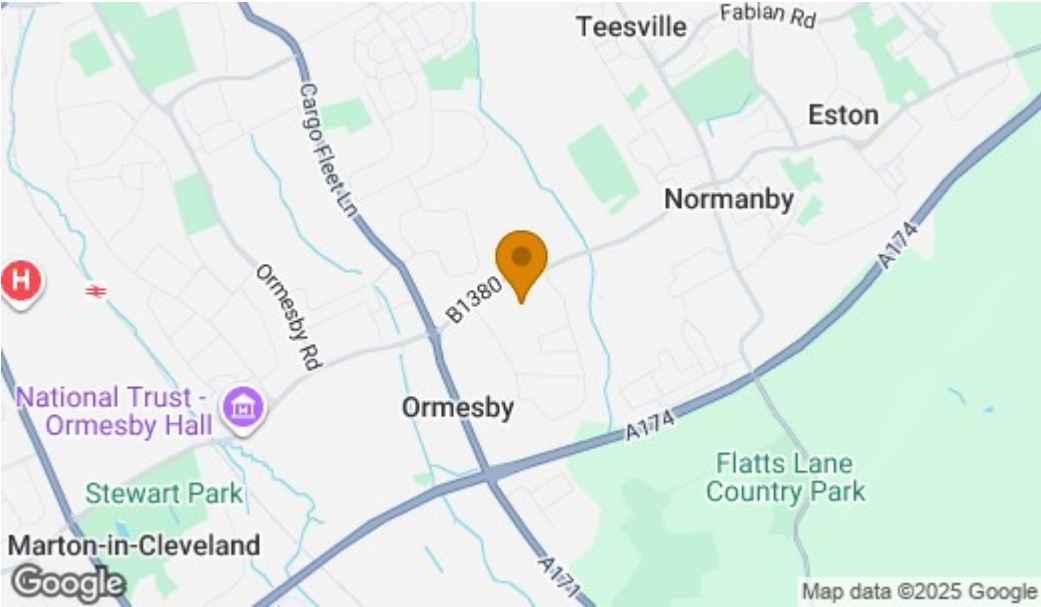
EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Ainsworth Way, Middlesbrough, TS7 9QD



Approximate total area⁽¹⁾
827 ft²
76.8 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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		74	78
(55-68) 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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