

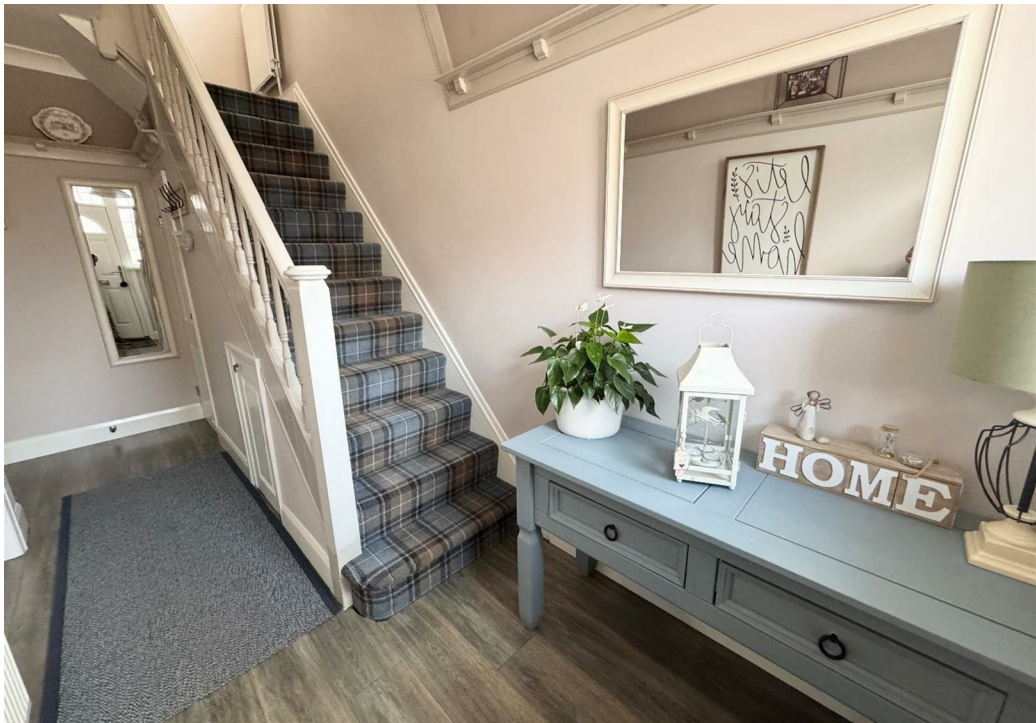


Cleveland Avenue, Middlesbrough, TS5 7RR
3 Bed - House - Semi-Detached
Offers In The Region Of £250,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

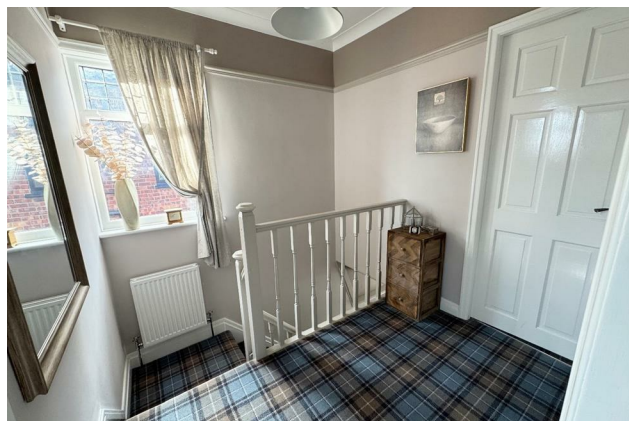
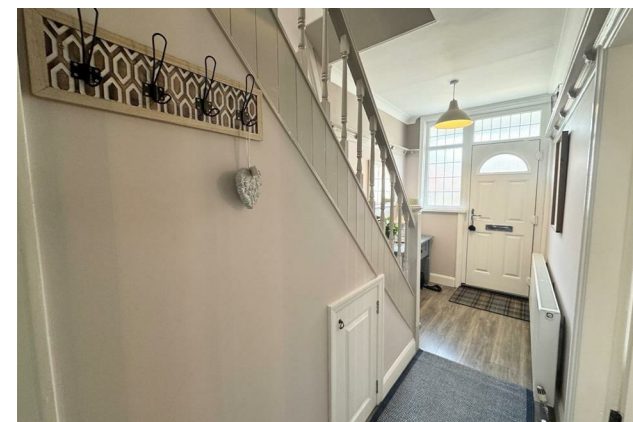


**SMITH &
FRIENDS**
ESTATE AGENTS



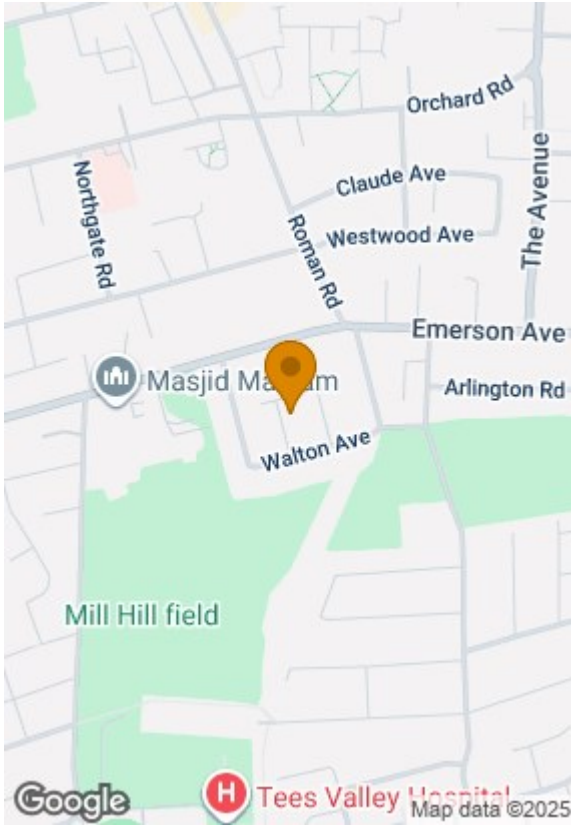
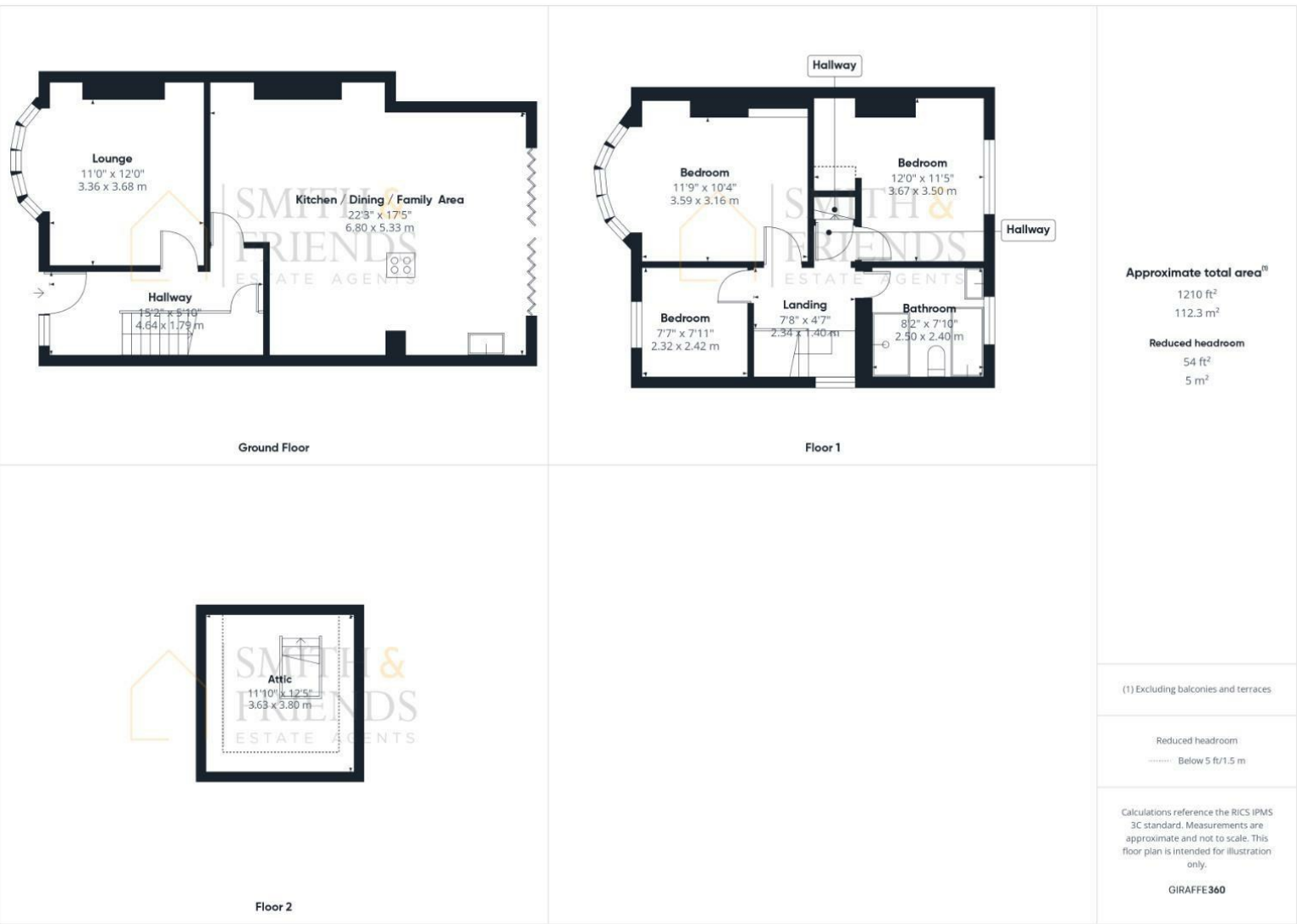
Cleveland Avenue, TS5 7RR

Having been tastefully extended and remodelled by the current the owners, this impressive, mature, bay fronted semi detached home is ideally located close to well regarded schools and local amenities, with a versatile layout, ideal for family living and a stylish, contemporary finish throughout, viewing is a must to fully appreciate the standard of this stunning property. The layout briefly comprises of: Entrance hallway, lounge, open plan dining, kitchen, family area with a comprehensive range of wall, base and drawer units, centre island, pantry, integrated appliances and bi folding doors opening onto the rear garden. The first floor has three generous bedrooms and a luxurious four piece family bathroom. Also accessed from the landing via a fixed staircase is the fully boarded attic which has power, lighting, Velux windows and plenty of eves storage. Externally the enclosed rear garden has been landscaped for easy maintenance, laid with artificial turf and sunny patio areas, The block paved front garden provides off street parking for numerous cars.









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	58	73
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.

26 Stokesley Road, Marton, Middlesbrough, TS7
8DX
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS