

This deceptively spacious Three bedroomed mid terrace is immaculately present and comes with viewing strongly recommended, located in this popular area of Ormesby, at the head of a quiet cul-de-sac and comprising of: entrance hallway, lounge, modern dining kitchen and rear lobby. To the first floor there are three bedrooms and modern white and chrome suite. Also benefitting from uPVC double glazing, gas central heating and gardens to front and rear.

**Conifer Close, Middlesbrough, TS7 9PL**

**3 Bedroom - House - Terraced**

**£125,000**

**EPC Rating: C**

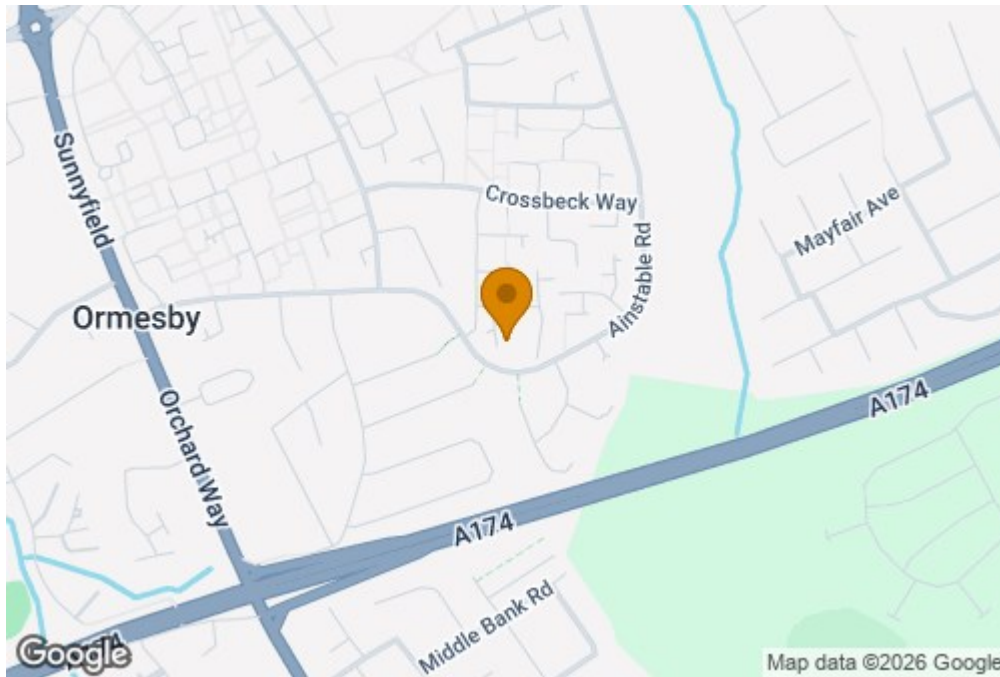
**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	