



Hardwick Avenue, Middlesbrough, TS5 7AS
3 Bed - House
Offers Over £155,000

Council Tax Band: B
EPC Rating: E
Tenure: Freehold



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CHAIN FREE- A three bedroom bay fronted semi detached home in this popular location, Situated close to local schools, local shops and excellent transport links to Middlesbrough town centre and beyond, an early inspection is recommended for this deceptively spacious bay fronted home, Briefly, the property comprises of: Entrance Hallway , Lounge, Dining Room, Kitchen, Rear Lobby and Downstairs Toilet. To the first floor there are three bedrooms and a family bathroom. Outside there is block paving to the front and valuable off street parking, and the rear has a sunny aspect garden laid to lawn with patio area. The property also benefited from a tandem garage with power and lighting. With uPVC double glazing, gas central heating an early inspection is recommended for this bay fronted semi detached home.









Ground Floor



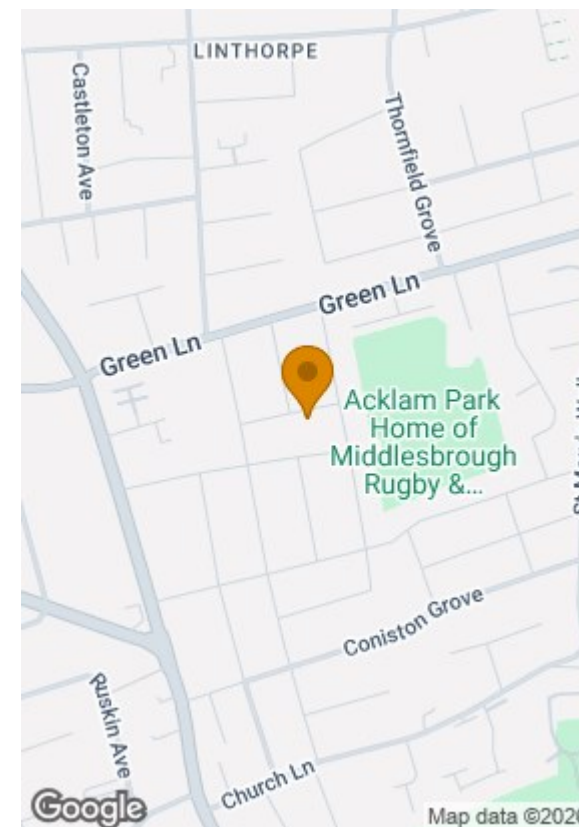
Floor 1

Approximate total area⁽¹⁾
849 ft²
79 m²

(1) Excluding balconies and terraces

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

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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		46	70
		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.

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