



Smith & Friends are delighted to offer for sale this mature three bedroom semi detached property situated in the popular TS4 area and within easy reach to local amenities. The deceptively spacious living accommodation briefly comprises; entrance hallway, dining room with doors opening to the living room and an extended fitted kitchen/diner either access to the garden. To the first floor are three bedrooms and a family bathroom/WC. Externally to the front is a paved area and to the side is shared parking. To the rear of the property is a pleasant, low maintenance garden which is mostly paved and a single detached garage. Viewings come highly recommended to fully appreciate.

Nut Lane, Middlesbrough, TS4 2NF
3 Bed - House - Semi-Detached
Reduced To £145,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



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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 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	74
EU Directive 2002/91/EC			

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