



Westwood Avenue, TS5 5PX
3 Bed - House - Semi-Detached
Offers In Excess Of £250,000

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

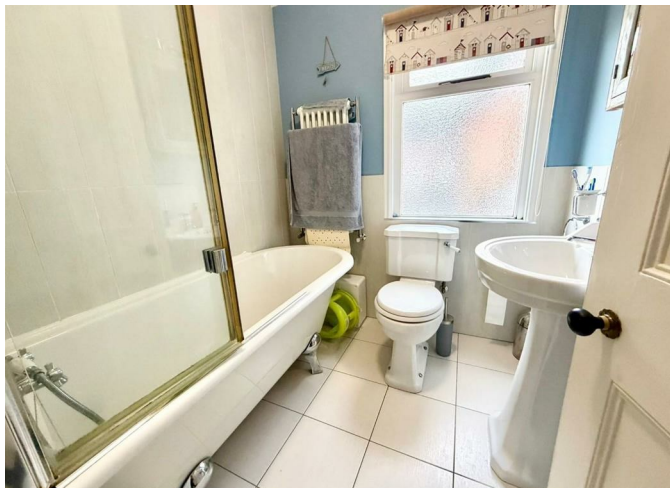


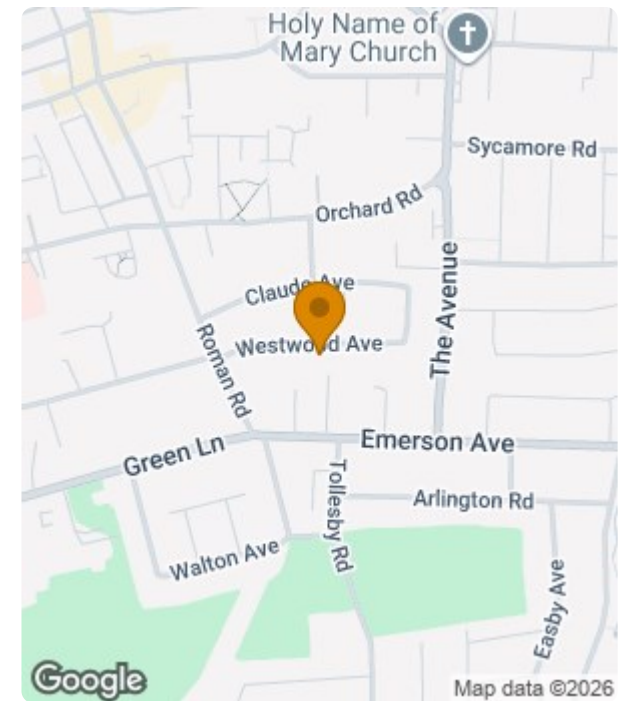
SMITH &
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Smith & Friends are delighted to offer for sale this beautifully presented three bedroom semi detached property on Westwood Avenue in Linthorpe. The fantastic living space briefly comprises; entrance vestibule, hallway, two good size reception rooms, ground floor WC, stunning kitchen with stunning with integrated appliance and French doors leading to the garden. To the first floor landing are three double bedrooms with the master bedroom having fitted wardrobes and a modern family bathroom. Externally there is a low maintenance garden to the front mainly laid to lawn and double gates giving access to the driveway. To the rear garden is an expectational garden which is laid to lawn and patio area. Viewings come highly recommended to fully appreciate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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