



Smith and Friends are pleased to offer for sale this well-presented three-bedroom semi-detached home, ideally situated in a highly sought-after location and perfectly suited to first-time buyers, families, or investors alike. The property enjoys close proximity to Skippers Lane Retail Park and a range of local amenities, offering both convenience and comfort.

Upon entering, you are greeted by a welcoming entrance hall leading to a bright and spacious lounge, ideal for relaxing or entertaining. The ground floor further benefits from a cloakroom and a modern open-plan kitchen/diner, providing a fantastic social space with ample room for dining and direct access to the rear garden.

To the first floor, the property offers three generously sized bedrooms, including a master bedroom complete with its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a good standard throughout.

Externally, the property boasts ample off-street parking to the front, while to the rear is a fully enclosed garden, mainly laid to lawn with a designated seating area—perfect for outdoor dining and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate everything this attractive home has to offer.

**Elderwood Gardens, Middlesbrough, TS6 0GF**

**3 Bed - House**

**£150,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



# Elderwood Gardens, Middlesbrough, TS6 0GF

Entrance Hallway

Front entrance door and stairs to upper

Lounge

Flooring, 1 x front double glazed window and radiator.

Cloakroom

Tiled flooring, w/c, wash hand basin and radiator.

Kitchen/Diner

Rear double glazed doors, tiled flooring, storage cupboard and integrated appliances

Landing

Carpet flooring and loft to access.

Bedroom

1 x front double glazed window, carpet flooring, fitted robes, and 1 x radiator.

Ensuite

1 x front double glazed window, shower, wash hand basin, w/c and 1 x radiator.

Bedroom

1 x rear double glazed window, fitted robes, carpet flooring and 1 x radiator.

Bedroom

1 x rear double glazed window, 1 x radiator and carpet flooring.

Bathroom

Bath, wash hand basin, w/c, 1 x radiator and tiled flooring.

External

Rear enclosed garden and ample driveway parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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