



Farmstead Street, Middlesbrough, TS5 8FJ
3 Bed - House - Semi-Detached
£219,995

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



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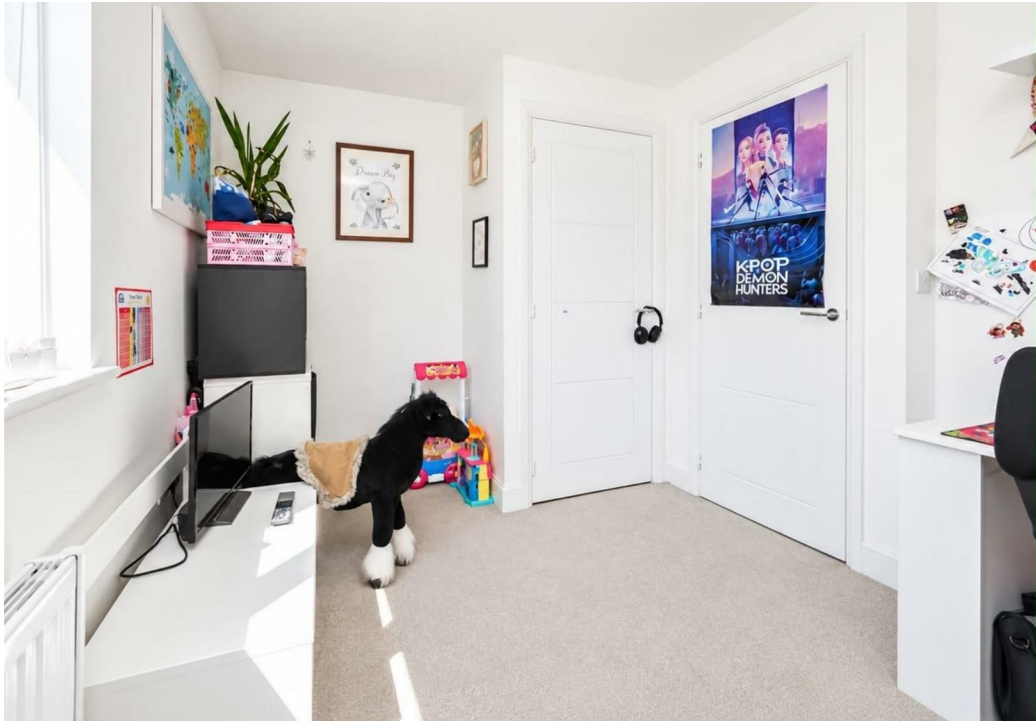


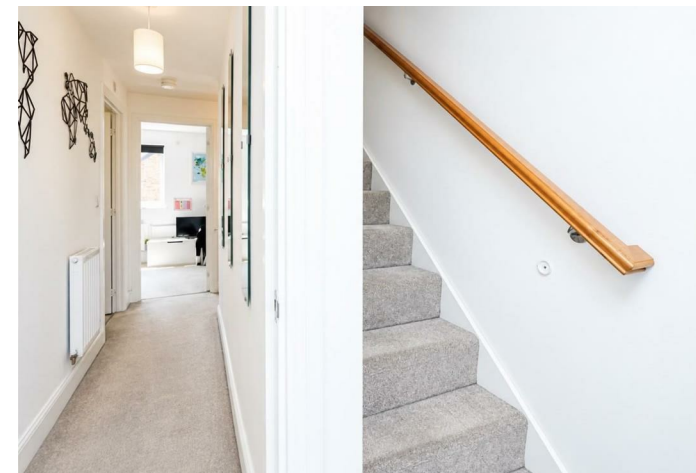
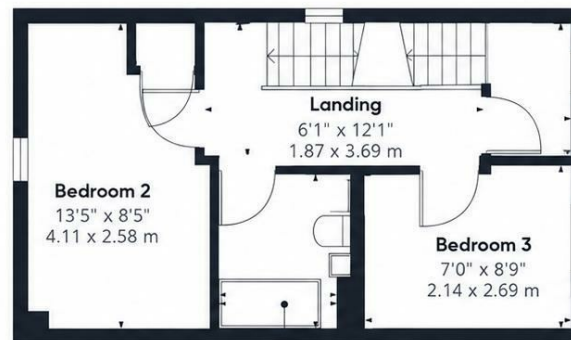
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A beautifully presented three-bedroom townhouse with stylish interiors, generous living space and excellent parking. This beautifully presented three-bedroom semi-detached townhouse offers modern, versatile accommodation arranged over three floors, combining stylish interiors with practical family living. From the moment you step inside, the property feels contemporary, well considered and ready to move straight into. The ground floor is centred around an impressive kitchen and dining space, creating a fantastic hub for both everyday life and entertaining. The kitchen has been thoughtfully finished with a range of integrated appliances and a bespoke anthracite sink and matching drainer, adding a distinctive and sophisticated touch to the space. The generous dining area provides plenty of room for family meals and entertaining, while the separate lounge offers a comfortable space to relax. A useful downstairs WC completes the ground floor. On the first floor are two well-proportioned bedrooms together with the stylish family bathroom. The bathroom has been finished with a luxurious double-ended bath and contemporary waterfall taps, creating a smart and relaxing space. The second floor is dedicated to the impressive principal bedroom, providing an excellent sense of privacy and space. The room benefits from fitted wardrobes and its own en-suite, making this a particularly appealing main bedroom suite. Outside, the property continues to impress with a private, south facing enclosed rear garden incorporating both patio and lawned areas, with gated side access. To the rear is a driveway providing off-road parking together with a single garage, offering excellent practical storage and parking facilities. Located within this popular modern residential development, the property is conveniently positioned for local amenities and excellent transport links, with the A19 and A174 both easily accessible.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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