



PUBLIC NOTICE

3 Coniston Grove, Middlesbrough, North Yorkshire, TS5 7BS

We are acting in the sale of the above property and have received an offer of £141,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

EPC D

Coniston Grove, Middlesbrough, TS5 7BS

3 Bed - House

Chain Free £150,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



Coniston Grove, Middlesbrough, TS5 7BS

- ENTRANCE HALLWAY
- LOUNGE
- DINING AREA
- KITCHEN
- LANDING
- BEDROOM (FRONT)
- BEDROOM (REAR)
- BEDROOM (FRONT)
- FAMILY BATHROOM



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		61	71
		EU Directive 2002/91/EC	

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