



Smith & Friends offer to the market this three bedroom terraced property situated within the TS6 area and within close proximity to local amenities. The property is offered with no chain involved and would suit a variety of buyers, with work required. The accommodation briefly comprises; hall, kitchen, living room, three bedrooms and bathroom. Externally to the rear is a low maintenance garden.

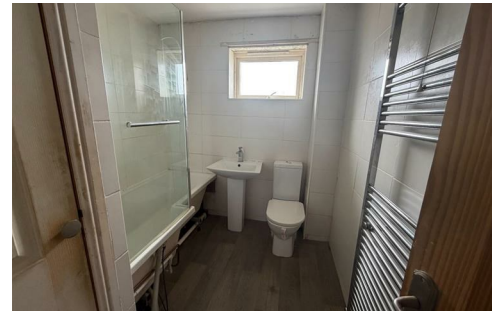
Energy Rating C  
Council Tax Band A

PLEASE NOTE THIS PROPERTY IS OF NON-STANDARD CONSTRUCTION.

**Gorsefields Court, Middlesbrough, TS6 0TD**  
**3 Bed - House - Terraced**  
**£55,000**  
**EPC Rating: C**  
**Council Tax Band: A**  
**Tenure: Freehold**

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

# Gorsefields Court, Middlesbrough, TS6 0TD



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		78	83
(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	

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