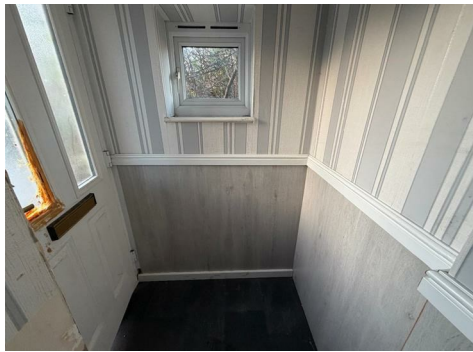




Public Notice

Address: 33 St Patricks Close, Middlesbrough, TS6 7PF
We are acting in the sale of the above property and have received an offer of £62,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

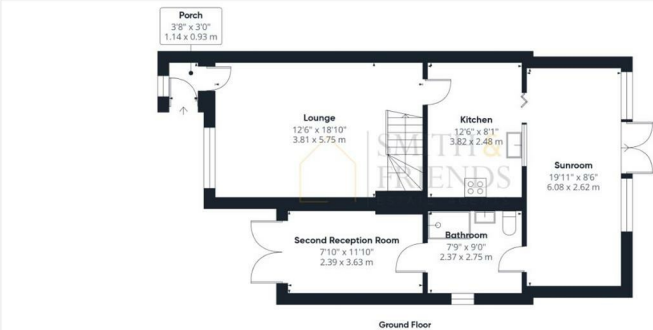
Date of Notice: 13/02/2026

CHAIN FREE An extended 2 bedroom semi detached house comprising of entrance, lounge, kitchen, family room, shower room, landing, 2 bedrooms and bathroom/w.c. Externally there are gardens to front and rear and a driveway. The property offers spacious accommodation and plenty of potential. Viewing is highly recommended.

St. Patricks Close, Middlesbrough, TS6 7PF
2 Bed - House - Semi-Detached
£60,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



St. Patricks Close, Middlesbrough, TS6 7PF



Approximate total area⁽¹⁾
991 ft²
92.1 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

Calculations reference the BCS (HWS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE 360

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		86
(81-91)	B		
(69-80)	C	72	
(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	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

