

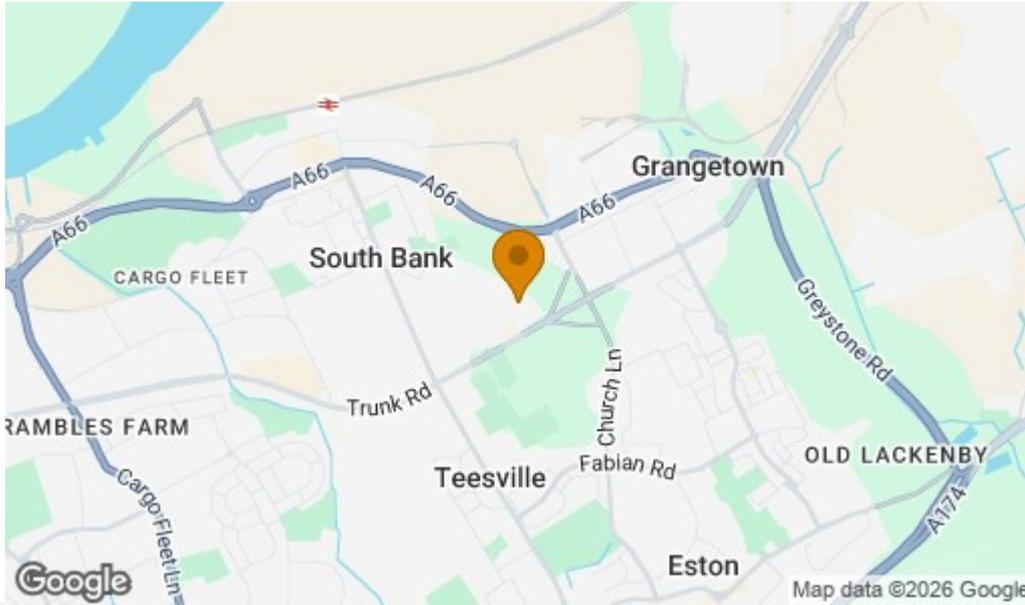


An immaculately presented 3 bedroom detached house built by Miller Homes to the Tiverton design with double driveway to front. The property comprises of entrance hallway, cloaks/w.c. lounge, kitchen/dining area, landing, 3 bedrooms, en-suite to bedroom 1 and bathroom/w.c. To the rear there is a lawned garden with access to the side. The property benefits from appliances which are integrated into the kitchen, gas central heating, upvc double glazing and an EPC rating of B. Viewing comes highly recommended and is an ideal purchase for a family. There are amenities close-by and within easy access to the A66.

**Redpath Gardens, Eston, Middlesbrough, TS6 9FE**  
**3 Bed - House - Detached**  
**Asking Price £194,995**  
**EPC Rating: B**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Redpath Gardens, Middlesbrough, TS6 9FE



Approximate total area<sup>®</sup>  
870 ft<sup>2</sup>  
80.9 m<sup>2</sup>



(1) Excluding balconies and terraces  
  
Calculations reference the BICS 8PUS 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		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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