







Nestled on Sedgebrook Gardens of Middlesbrough in the TS3 area , this lovely house offers a perfect blend of space and potential. You are greeted by an entrance vestibule leading into the spacious lounge also offers a separate dining room which is ideal for entertaining guests or enjoying family.

The fitted kitchen is fully equipped with ample storage and worktop space from a rear hallway with access to the garden. Boasting two generously sized bedrooms to the first floor landing which have been converted to create two doubles and a separate master shower room.

Externally, there is a a paved yard to the front and rear, perfect for anyone looking for a low maintenance aspect. Additionally, there is convenient brick-built storage, perfect for keeping your outdoor equipment tidy.

Please note property is of non standard construction.

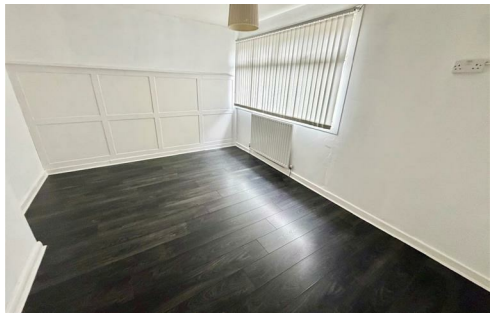
Sedgebrook Gardens, Middlesbrough, TS3 0QR
2 Bed - House - End Terrace
£85,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Sedgebrook Gardens, Middlesbrough, TS3 0QR

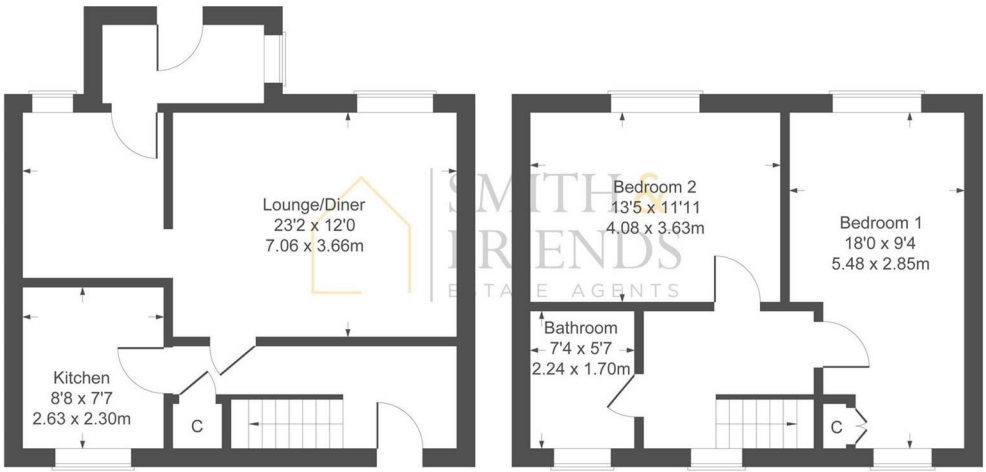






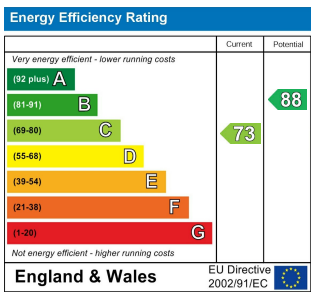
Sedgebrook

Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.

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

SMITH & FRIENDS ESTATE AGENTS