



An attractive three bedroom detached home positioned on a favourable corner plot, benefitting from NO ONWARD CHAIN. The living accommodation briefly comprises; entrance hall, spacious living room, a modern well appointed kitchen,, useful utility space and downstairs WC. To the first floor landing are three bedrooms and a family bathroom. Externally, there is a double width driveway provides ample parking leading to the garage. To the rear is a good sized garden, mainly laid to lawn with a paved and decked area. Viewings come highly recommended to fully appreciate.

Holt Close, Middlesbrough, TS5 8FG

3 Bed - House - Detached

£230,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



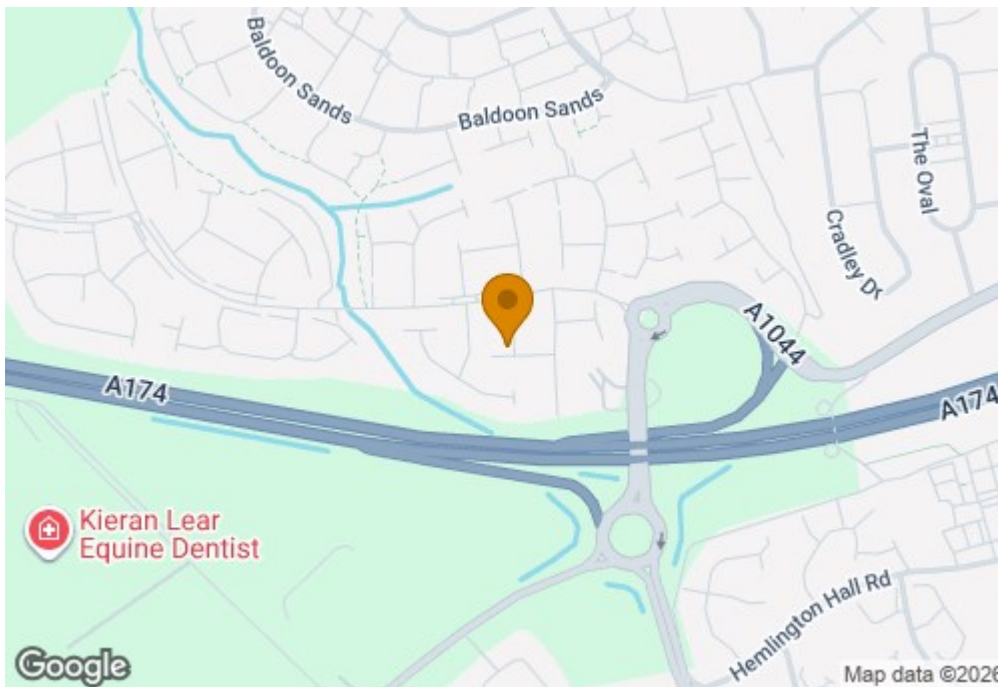
**SMITH &
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ESTATE AGENTS

Holt Close, Middlesbrough, TS5 8FG



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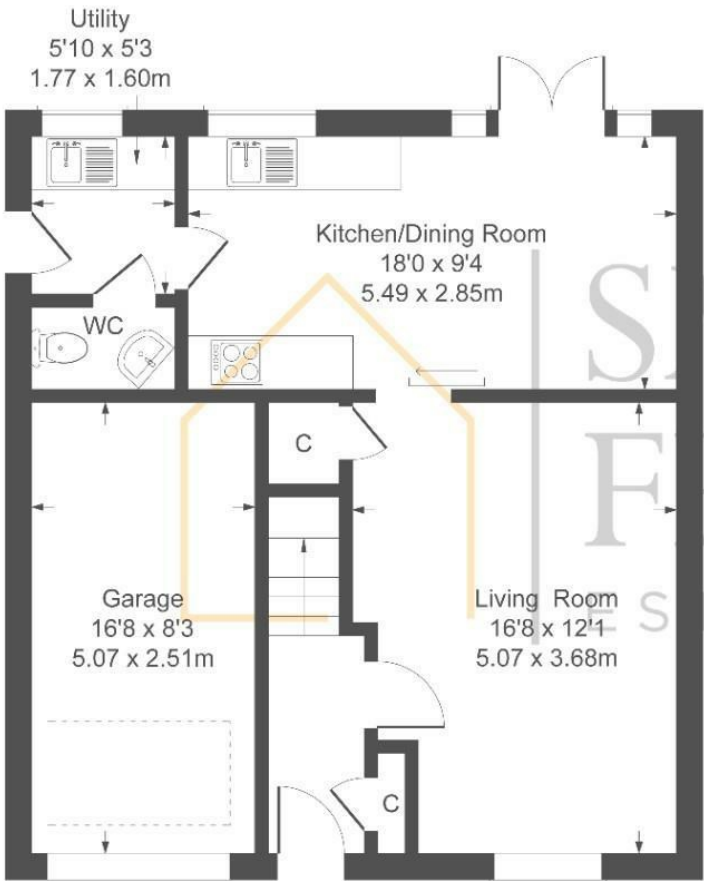
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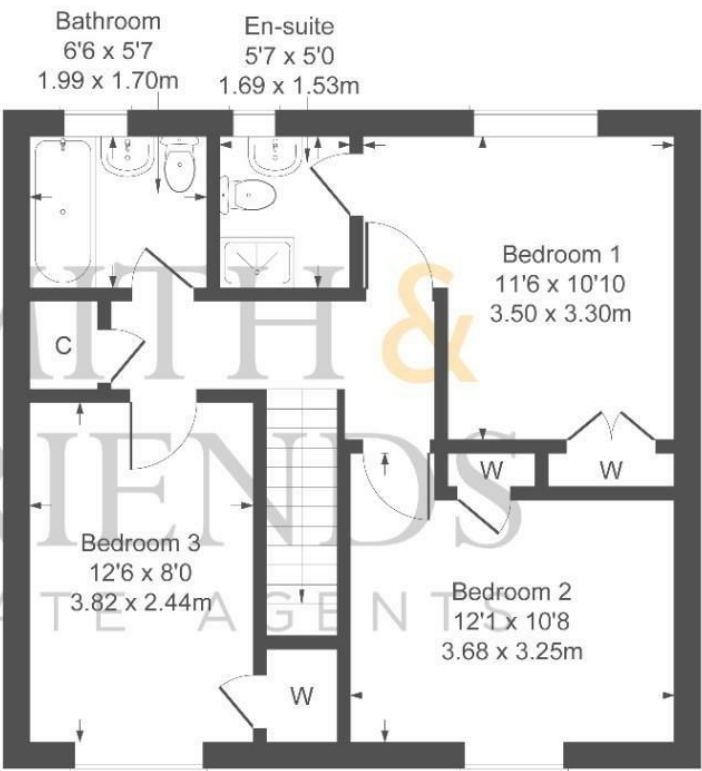
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Holt Close

Approximate Gross Internal Area
1163 sq ft - 108 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 and conveyancing 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		93
(81-91) B	82	
(69-80) C		
(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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