



**Anderson Gardens, Ladgate lane,
Middlesbrough, TS8 9QJ
2 Bed - House
Offers Over £170,000**

**Council Tax Band: B
EPC Rating: B
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



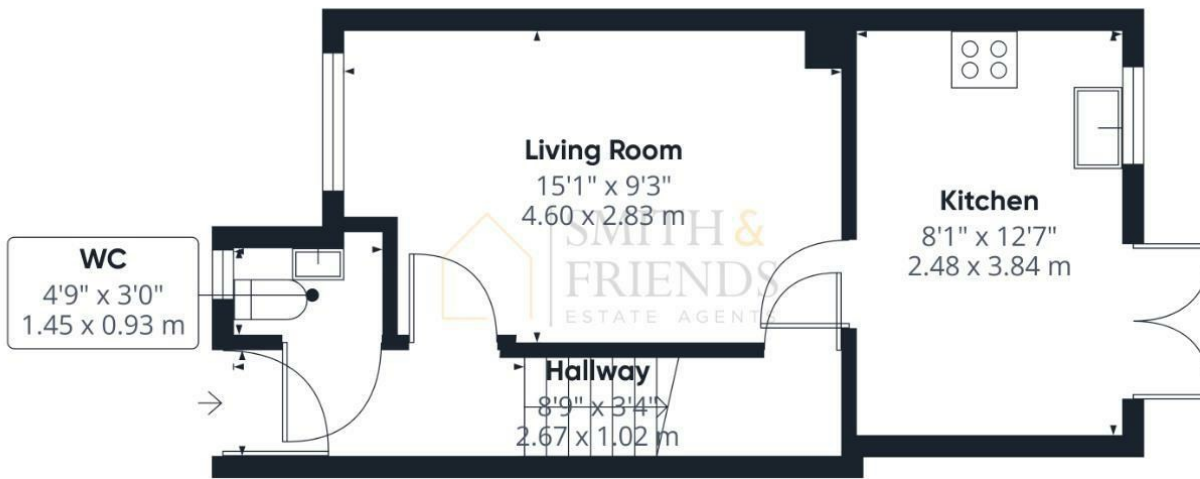
Anderson Gardens, Ladgate lane, TS8 9QJ

Smith & Friends are delighted to offer for sale this well presented and ready to move into two bedroom semi detached property situated on the new development off Ladgate Lane. The property is offered with NO CHAIN INVOLVED and would appeal to a variety of buyers. The attractive living accommodation briefly comprises; entrance hall, downstairs WC, living room, modern fitted kitchen, two double bedrooms to the first floor with fitted wardrobes and a modern bathroom suite. Externally to the front of the property is parking for 2 cars and to the rear an impressive garden which has artificial lawn and a paved border. Viewings come highly recommended to fully appreciate.

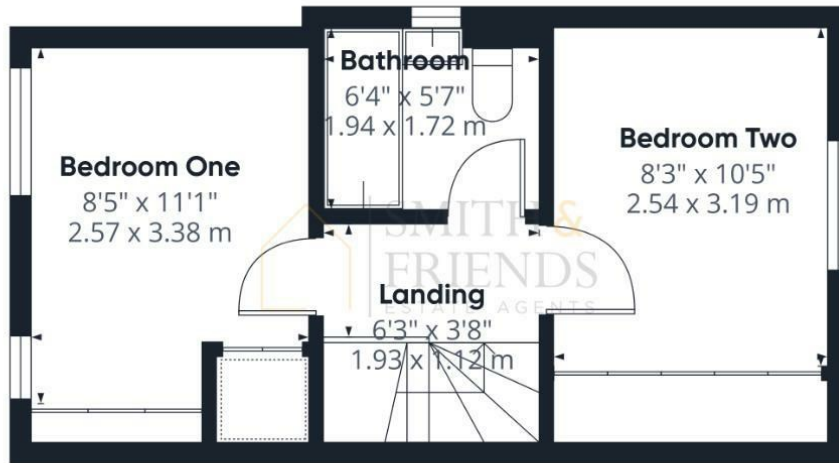








Ground Floor



Floor 1

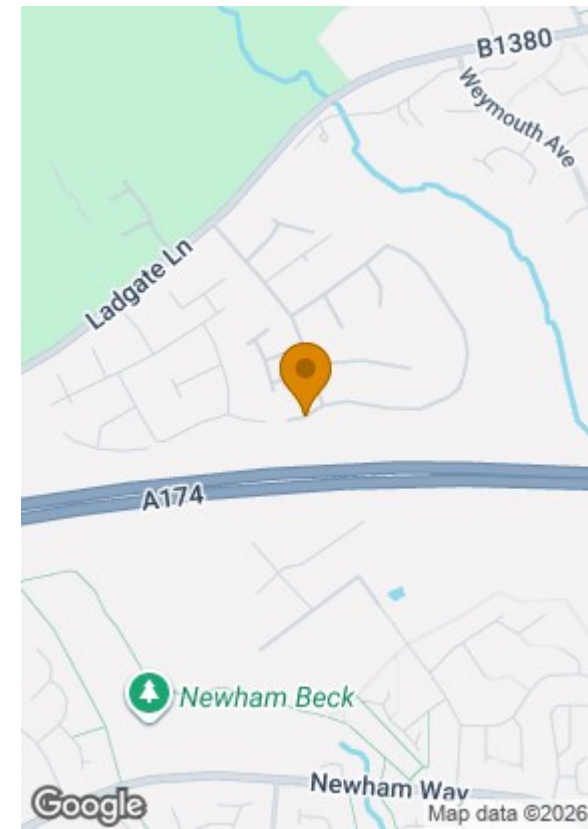


Approximate total area⁽¹⁾
572 ft²
53.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(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			
England & Wales			EU Directive 2002/91/EC

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.

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