



**MODERN 3 BEDROOM SEMI-DETACHED FAMILY HOME - IDEAL FOR YOUNG / GROWING FAMILIES, NOT TO BE MISSED, WELL PRESENTED THROUGHOUT.**

Entrance hallway, modern kitchen diner, living room , 3 good size bedrooms including en-suite master bedroom and family bathroom.

Large private enclosed well presented rear garden, large driveway providing ample off street parking, popular location close to numerous local amenities including shops, schools and transport links.

**Cedarwood Road, Middlesbrough, TS6 0GH**

**3 Bed - House**

**£155,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



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GROUND FLOOR

ENTRANCE

LOUNGE  
13'11 x 12'2 (4.24m x 3.71m)

DOWNSTAIRS TOILET

DINING KITCHEN  
15'5 x 9'4 (4.70m x 2.84m)

FIRST FLOOR

BEDROOM 1 ( FRONT)  
9'10 x 9'4 (3.00m x 2.84m)

ENSUITE

BEDROOM 2 ( REAR)  
10'10 x 8'8 (3.30m x 2.64m)

BEDROOM 3 ( REAR)  
11'8 x 6'8 (3.56m x 2.03m)

FAMILY BATHROOM

EXTERNALLY



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	82	
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		