

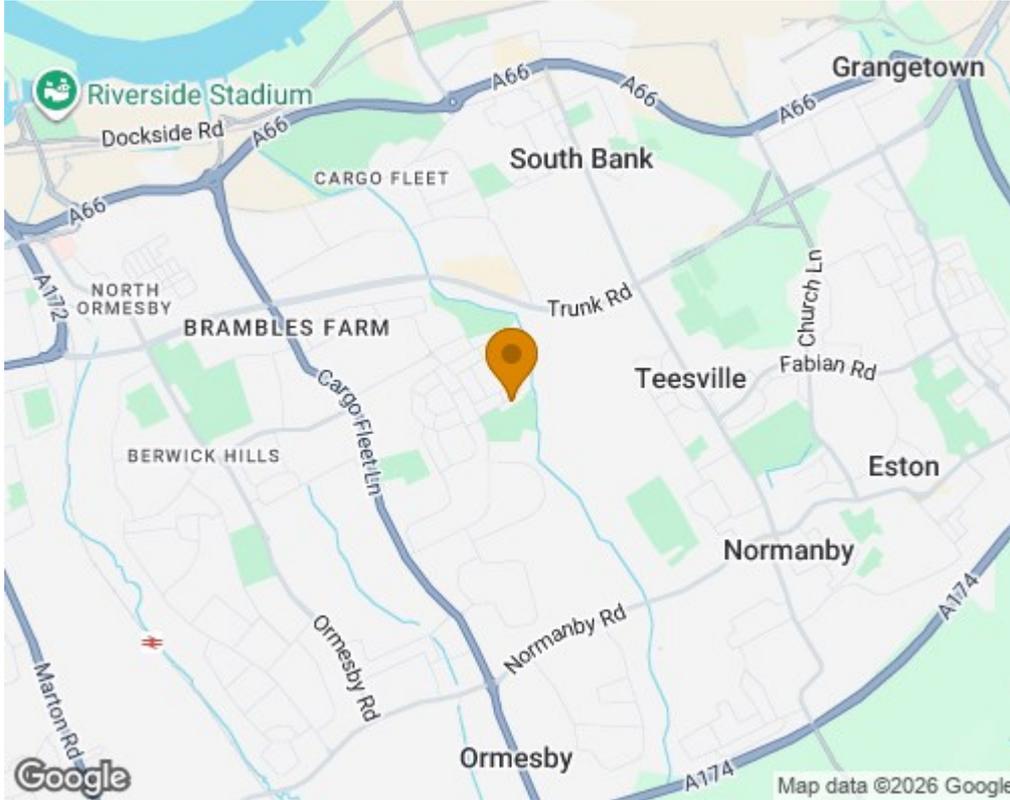


An ideal opportunity for a first time buyer or rental investor to purchase this well presented 3 bedroom mid terrace house. The property internally comprises of entrance hallway, lounge, dining room, kitchen, landing, 3 bedrooms and bathroom/w.c. Externally there are gardens to front and rear. The property benefits from gas central heating, double glazing and is within easy access of local amenities.

**Spencerfield Crescent, Middlesbrough, TS3 9HR**  
**3 Bed - House - Mid Terrace**  
**£85,000**  
**EPC Rating: C**  
**Council Tax Band:**  
**Tenure: Freehold**



# Spencerfield Crescent, Middlesbrough, TS3 9HR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	81

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, 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

