



Smith & Friends are delighted to offer to the market this two bedroom semi detached property offered with vacant possession assured and situated in the popular TS6 area, located within close proximity to numerous local amenities including shops, schools and transport links. The living accommodation briefly comprises; living room, fitted kitchen/diner, two good size bedrooms to the first floor and a family bathroom. To the rear of the property is a spacious enclosed garden which is mainly laid to lawn, with paved areas. To the front aspect is a driveway providing off road parking leading to the garage. Viewings come highly recommended to fully appreciate.

Hamilton Grove, Middlesbrough, TS6 0AH
2 Bed - House - Semi-Detached
Reduced To £115,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Hamilton Grove, Middlesbrough, TS6 0AH



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		
(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		64	72
EU Directive 2002/91/EC			