



Smith and Friends are delighted to offer to the market this well presented and deceptively spacious three bedroom semi detached property in this popular residential area. With local amenities in close proximity the property should appeal to a variety of potential buyers. Benefiting from many pleasing features including gas fired central heating, uPVC double glazing and a fully boarded attic. This spacious and airy accommodation comprises: hallway, lounge with feature fireplace and bay window, dining room with French doors to rear garden, a well fitted breakfast kitchen, to the first floor are three good sized bedrooms and a modern white and chrome family bathroom. . Externally are gardens to both the front and rear and a single attached garage and driveway providing off street parking. We would recommend a full internal viewing to appreciate this delightful family home.

**Braemar Road, Middlesbrough, TS5 5HU**

**3 Bed - House**

**Offers In Excess Of £140,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



# Braemar Road, Middlesbrough, TS5 5HU

## GROUND FLOOR

Entrance Hall

Lounge

11'5 x 10'8 (3.48m x 3.25m)

Dining Room

11' x 10'10 (3.35m x 3.30m)

Kitchen

19'1 x 8'4 (5.82m x 2.54m)

## FIRST FLOOR

Bedroom 1 ( Front)

13'4 x 9'1 (4.06m x 2.77m)

Bedroom 2 ( Rear)

11'2 x 8'8 (3.40m x 2.64m)

Bedroom 3 ( Rear)

6'8 x 6'7 (2.03m x 2.01m)

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		
(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		63	75
		EU Directive 2002/91/EC	

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ESTATE AGENTS