



PUBLIC NOTICE - 4 Benton Road, Middlesbrough, TS5 7PQ. We are in receipt of an offer of £150,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

SMITH & FRIENDS are delighted to offer for sale this well proportioned three bedroom semi-detached property situated on pleasant cul-de-sac in Tollesby and within easy reach to popular local amenities and schools. The spacious living accommodation briefly comprises; generous entrance hallway, two good size reception rooms and a fully equipped kitchen with base and wall units and access to the rear garden. To the first floor are three bedrooms and a family bathroom with three piece white suite. Externally to the rear of the property is an enclosed block paved garden with wooden storage shed. To the front aspect is a block paved driveway providing off road parking and accessing an attached garage

Benton Road, Middlesbrough, TS5 7PQ

3 Bed - House

Reduced To £150,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Benton Road, Middlesbrough, TS5 7PQ



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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
Vary 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		65	82
EU Directive 2002/91/EC			

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