

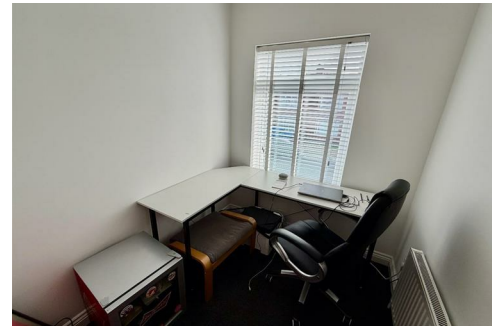
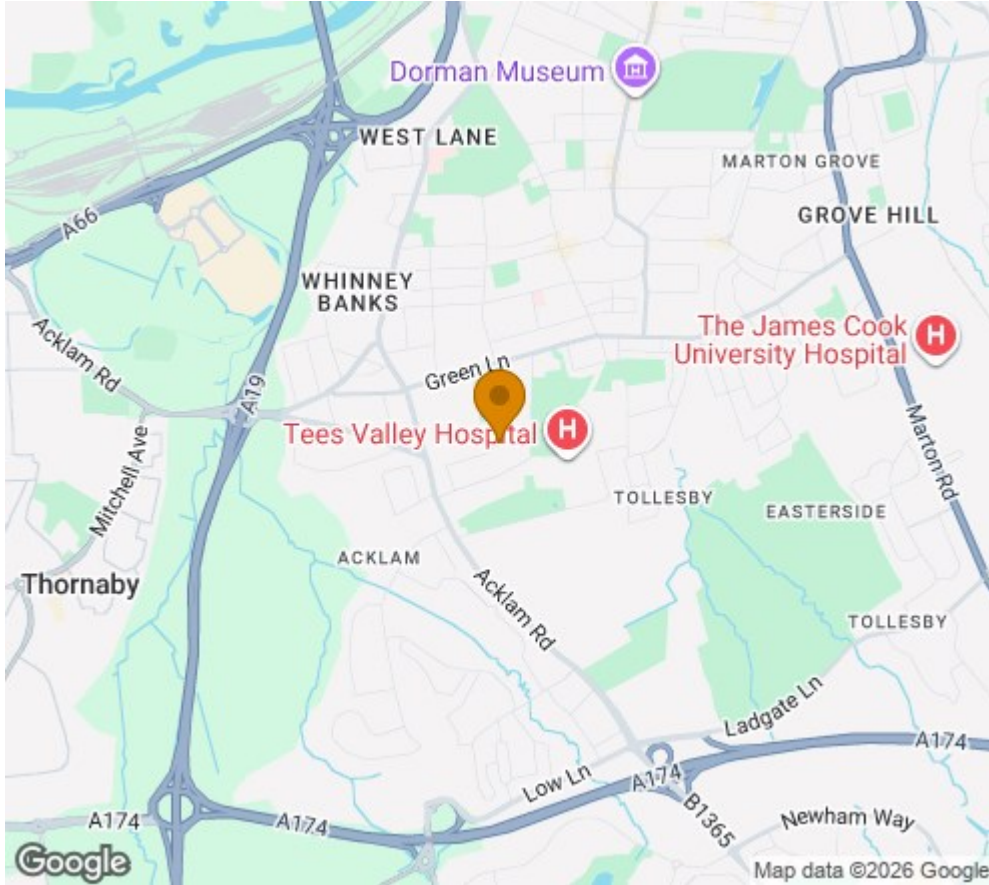


A smart and very well presented 3 bedroom semi detached house comprising of entrance hallway, cloaks/w.c., lounge, kitchen/dining area with island breakfast bar, landing, 3 bedrooms, bathroom/w.c. with separate shower cubicle and loft which has a fixed staircase. Externally there are gardens to front and rear in addition to a driveway. The property benefits from gas central heating, upvc double glazing and a viewing is highly recommended in order to avoid disappointment.

**Coniston Grove, Middlesbrough, TS5 7DG**  
**3 Bed - House - Semi-Detached**  
**Offers Over £170,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Coniston Grove, Middlesbrough, TS5 7DG



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.

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