



Clough Close, Middlesbrough, TS5 5EX
3 Bed - House - End Terrace
O.I.R.O £165,000

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



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Offered for sale with NO ONWARD CHAIN, this beautifully presented three-bedroom end-terrace home is situated within the highly sought-after Ayresome Park development in the popular Linthorpe area. Having been recently decorated throughout and benefiting from new flooring, the property is ready for immediate occupation, making it an ideal purchase for first-time buyers, growing families, or buy-to-let investors.

The accommodation briefly comprises a welcoming entrance hall, two versatile reception rooms, a fitted kitchen, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a single bedroom. The impressive master bedroom benefits from fitted sliding wardrobes and a stylish en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property enjoys a south-facing rear garden, perfect for outdoor entertaining and enjoying the sunshine, along with the added advantage of a garage to the rear.

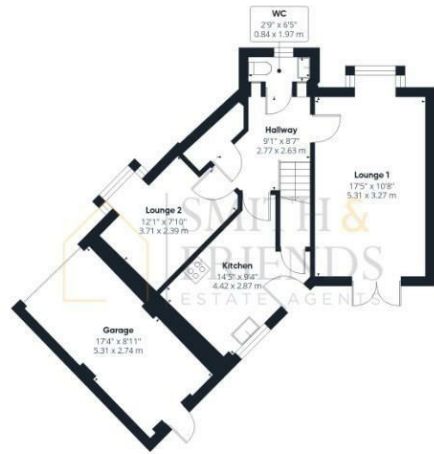
Ideally positioned for easy access to a range of local amenities, highly regarded schools, Linthorpe Village, and excellent transport links via the A66 and A19, this superb home offers both convenience and comfort in equal measure.

Early viewing is highly recommended.









Ground Floor



Floor 1



Approximate total area⁽¹⁾

1167 ft²
 108.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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