



Weymouth Avenue, Middlesbrough, TS8 9AB
3 Bed - House - Semi-Detached
Offers Over £160,000

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



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FRIENDS**
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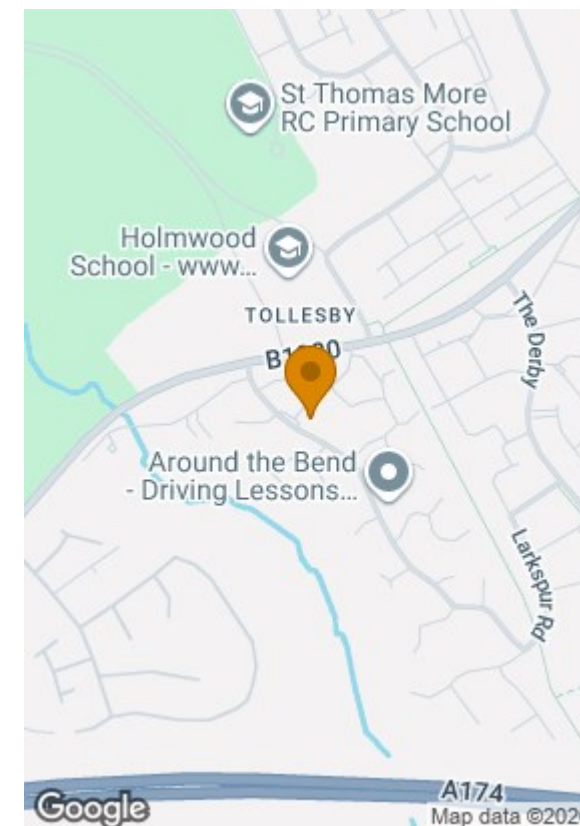
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Smith & Friends are delighted to offer to the market this well presented three bedroom semi detached house situated within a popular residential area and within easy reach to local amenities. The deceptively spacious living accommodation briefly comprises; living room with stairs to the first floor, fitted kitchen which has previously been extended with a vaulted ceiling extension and French doors opening onto the rear garden. To the first floor landing are three bedrooms (one used as a study) and a family bathroom fitted with a three piece suite. Externally, to the front of the property there is a driveway offering off street parking for 2 cars and a lawn. To the rear of the property is a low maintenance garden with patio, astro turf, seating area and sleeper borders. There is also side access. Viewings come highly recommended to fully appreciate.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		74
(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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