



Farmstead Street, Middlesbrough, TS5 8FJ
3 Bed - House - Semi-Detached
£225,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



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Smith and Friends are delighted to offer FOR SALE , this well presented three-bedroom semi-detached townhouse providing spacious and versatile accommodation arranged over three floors, making it an ideal choice for couples, families and those looking for a modern, ready-to-move-into home.

The ground floor welcomes you through an entrance hallway and features a comfortable lounge, together with an impressive kitchen/dining area, complete with a range of built-in appliances and providing an excellent space for everyday dining and entertaining. A convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are two well-proportioned bedrooms and the family bathroom/WC. The second floor has the impressive main bedroom, which benefits from its own en-suite and fitted wardrobes.

Externally, the property continues to impress with a well maintained enclosed rear garden, featuring a patio and lawned area, enclosed by timber fencing and brick walling with gated side access. To the rear of the property is a driveway providing off-road parking together with a single garage.

Situated within a popular modern residential development, the property enjoys convenient access to a range of local amenities and excellent transport connections. The A19 and A174 are both within easy reach, making this an









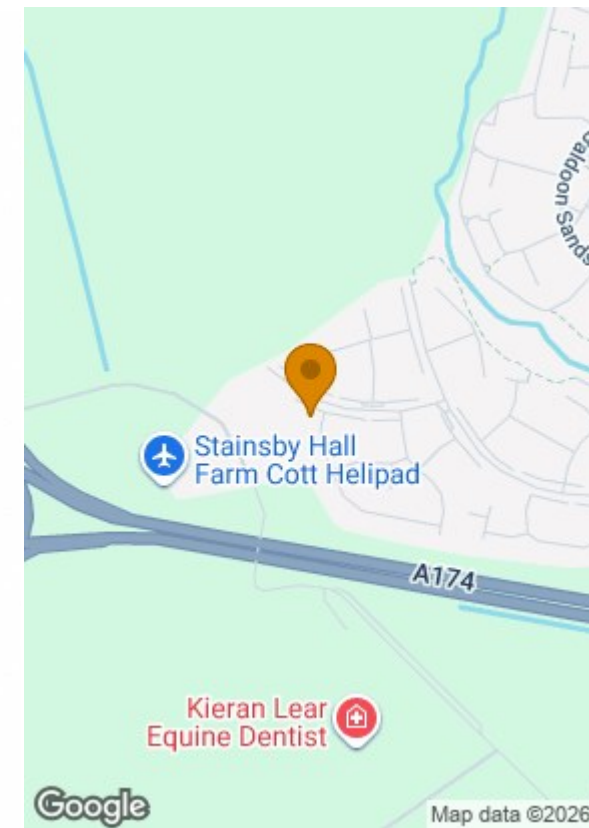
Ground Floor



Floor 1



Floor 2



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

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