



**** CHAIN FREE ** WELL PRESENTED THROUGHOUT** VIEWING RECOMMENDED**

A tastefully improved and extended 3 bedroom mid terrace house comprising of entrance, lounge, kitchen, landing, 3 bedrooms and bathroom/w.c. The property has gardens to front and rear and benefits from upvc double glazing and gas central heating. The property would be ideal for a first time buyer, family or rental investor. The property is within easy access of James Cook University Hospital, Middlesbrough Sports Village and local transport links.

Aldergrove Drive, Middlesbrough, TS4 3LU
3 Bed - House - Mid Terrace
£110,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Aldergrove Drive, Middlesbrough, TS4 3LU

GROUND FLOOR

LOUNGE
13'9 x 13 (4.19m x 3.96m)

KITCHEN
13'11 x 9'4 (4.24m x 2.84m)

DINING ROOM
12'6 x 7'10 (3.81m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM (FRONT)
14'1 x 9'1 (4.29m x 2.77m)

BEDROOM (REAR)
8'7 x 7'10 (2.62m x 2.39m)

BEDROOM (FRONT)
11'4 x 6'6 (3.45m x 1.98m)

FAMILY BATHROOM

Marketing Materials

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.



Approximate total area⁽¹⁾
789 ft²
73.2 m²



(1) Excluding balconies and terraces

Calculations reference the BCS (B1) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-58) D (39-54) E (21-38) F (1-20) G	Not energy efficient - higher running costs		
	England & Wales		
	EU Directive 2002/91/EC		
		73	79

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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