



Kirkstone Road, Middlesbrough, TS3 7NN
2 Bed - House - Semi-Detached
Offers Over £120,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Kirkstone Road, TS3 7NN

Smith & Friends are delighted to offer to the market this beautifully presented two bedroom semi detached property situated on Kirkstone Road. The property would appeal to a variety of buyers and perfect for anyone seeking modern living and outdoor enjoyment.

The well planned living accomdation briefly comprises; entrance hall, spacious living room, an impressive conservatory at the back, which creates a wonderful second space, a modern fitted kitchen, access to the garage, two first floor bedrooms, modern bathroom.

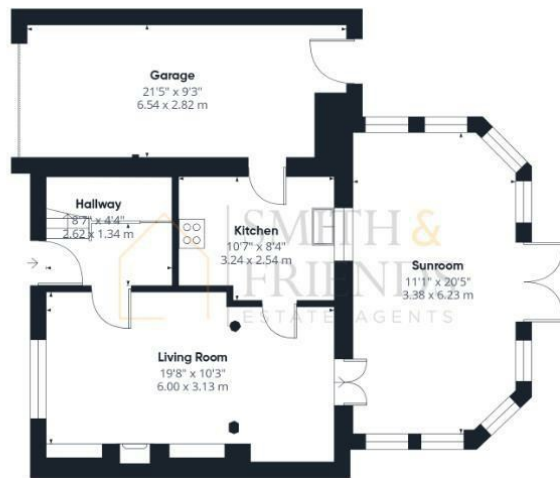
Externally the fantastic garden has been improved by the current owner, benefitting low-maintenance astro-turf, and patio area. It presents a perfect setting for summer gatherings.

Additionally, the property boasts a boarded loft, offering extra storage space or the potential for further development, should you wish to expand. A garage is also included, providing secure parking and additional storage options. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



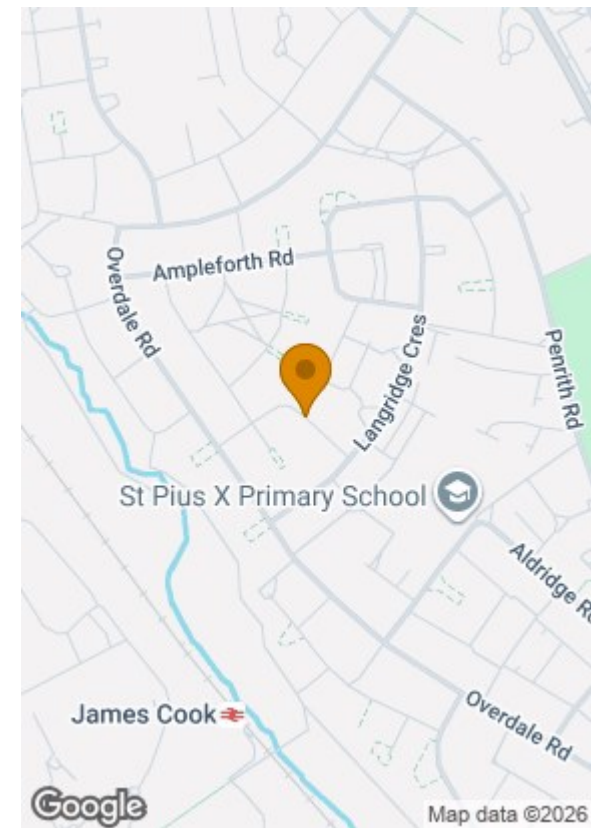
Approximate total area⁽¹⁾

1108 ft²
102.8 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
		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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