



We are delighted to bring to the market this upgraded and beautifully presented three bedroom family home. Close to local amenities and schools an early viewing is strongly recommended. The remodelled layout comprises of: Entrance hallway, open plan lounge, dining kitchen area. To the first floor there are Three bedrooms and modern family bathroom. Externally there is an enclosed rear yard. Also benefiting from gas central heating and uPVC double glazing throughout.

Dunholm Avenue, Middlesbrough, TS3 0SQ
3 Bed - House - Mid Terrace
£110,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
 ESTATE AGENTS

Dunholm Avenue, Middlesbrough, TS3 0SQ



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	83
(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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