



Smith and friends are delighted to bring to the market this recently refurbished Two Bed terraced house sold with tenant in situ. In our opinion the property would make an ideal first purchase or investment opportunity. Ideally positioned close to local amenities and within walking distance of Middlesbrough town centre. The accommodation comprises of: Entrance hall, lounge, dining room, kitchen and shower room. To the first floor there are Two double bedrooms and bathroom. Also benefiting from uPVC DG GCH and enclosed rear yard.

**Kildare Street, Middlesbrough, TS1 4RF**

**2 Bedroom - House**

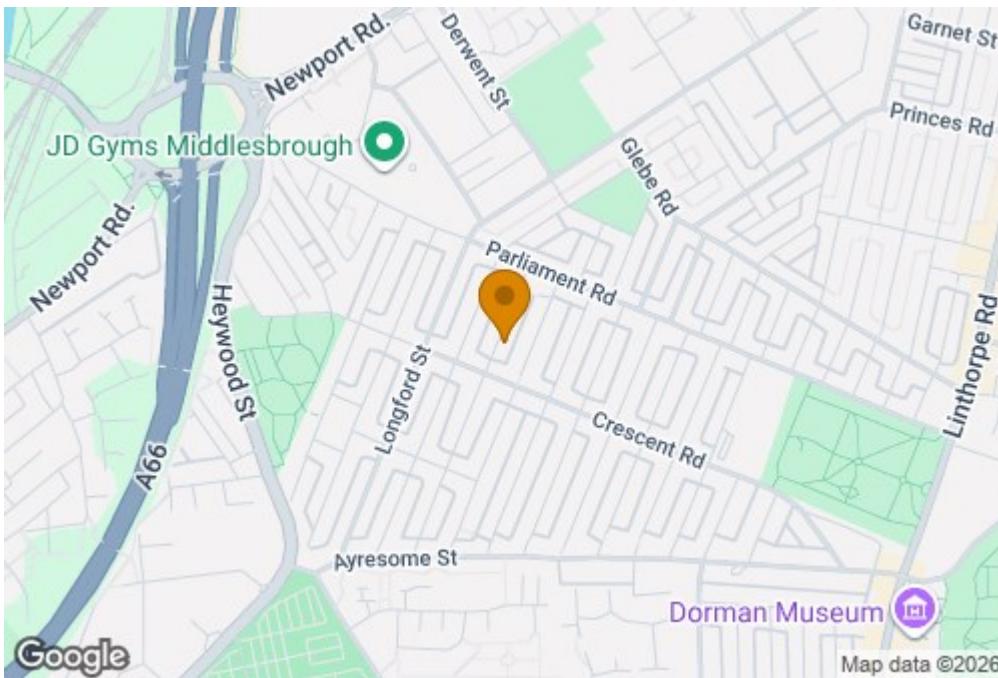
**Chain Free £90,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		
(55-68) D	72	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC