

SMITH & FRIENDS are delighted to offer to the market this well presented and rare to the market three bedroom detached family home that is located in Tollesby located closely to local amenities, schools and shops. The well proportioned living accommodation briefly comprises; a lengthy entrance hall, ground floor WC, rear utility room, good size lounge and a generous open plan stunning kitchen/diner with an attractive outlook to the rear garden. To the first floor is a spacious landing with three double bedrooms and a modern bathroom fitted with an impressive four piece suite comprising of a stand alone bath, walk in shower, WC & sink unit. Externally to the front of the property is a low maintenance garden with a driveway providing parking for 2 cars leading to the garage. To the rear is a generous garden that is laid to lawn with mature shrubs and trees and a paved patio area that is ideal for outdoor entertaining. Viewings come highly recommended to fully appreciate.

**North Wood, Middlesbrough, TS5 7LL**

**3 Bedroom - House - Detached**

**£275,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: D**



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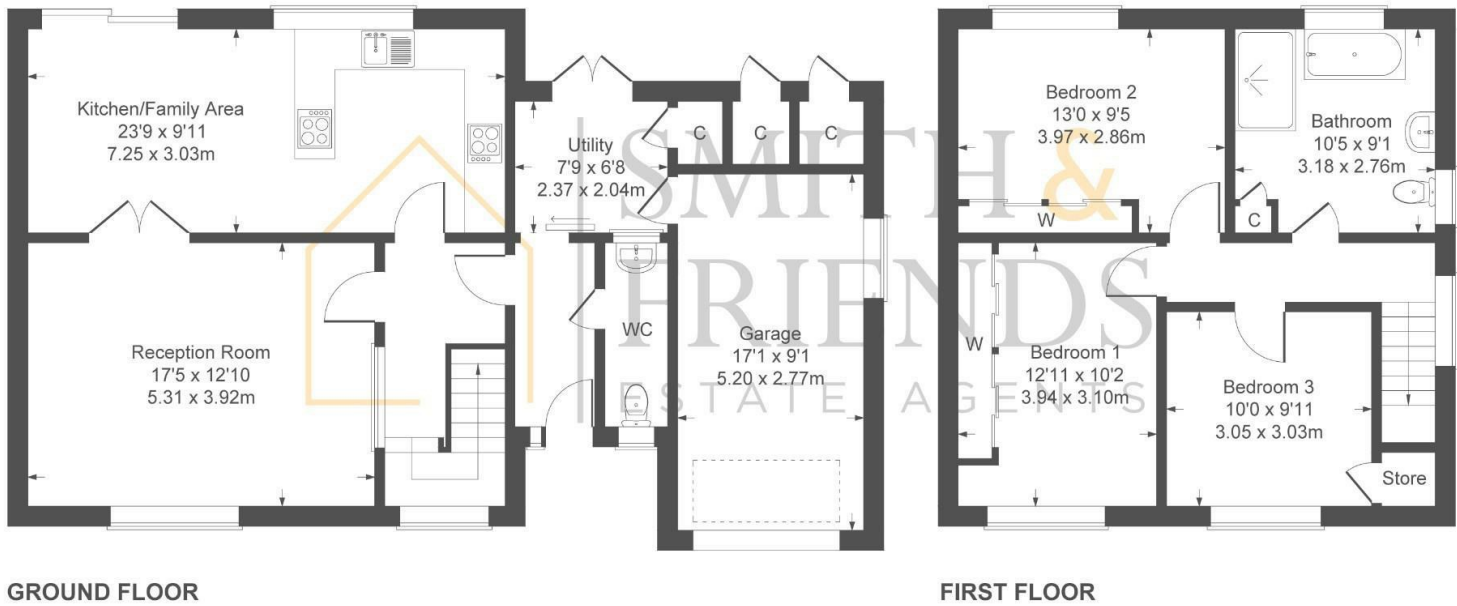


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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North Wood  
Approximate Gross Internal Area  
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC