



SMITH & FRIENDS are delighted to offer to the market this immaculately presented three bedroom terraced property offered with NO CHAIN INVOLVED. The accommodation comprises of; entrance porch leading to entrance hall with stairs to the first floor, a generous size lounge leading to an open plan modern kitchen/ diner which has access to the conservatory. To the first floor landing are three bedrooms and spacious shower room. The property benefits from fully owned solar Panels, Externally to the front is a walled palisade and to the rear is a fantastic yard which has 2 seating areas and lined with mature shrubs and trees. There is also a garage used for storage.

Leinster Road, Middlesbrough, TS1 4QZ

3 Bed - House

£94,950

EPC Rating: C

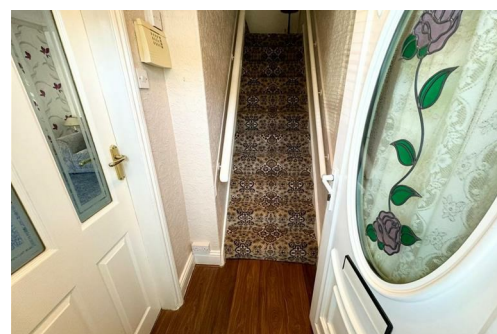
Council Tax Band: A

Tenure: Freehold

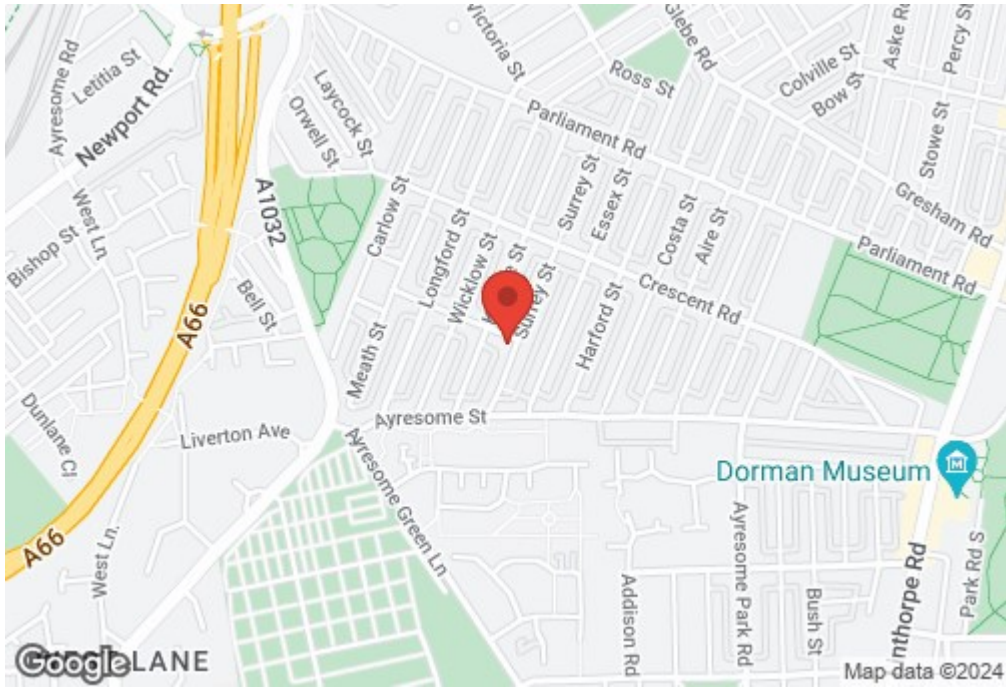


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(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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