



SMITH & FRIENDS are delighted to offer to the market this excellent three bedroom semi detached property situated on a fantastic plot in the ever so popular TS6 area. The well presented living accommodation briefly comprises; entrance hall with stairs to the first floor, two spacious reception rooms and a fully equipped kitchen with side access. To the first floor landing are three bedrooms and a shower room comprising of a three piece suite. Externally the property has a wrap around garden which has been well cared for by the current owners. To the side is fully paved with mature borders and to the rear is mainly lawn with mature shrubs. The property also has the benefit of a summer house and rear access to a detached single garage and one off- street parking space.

Viewings come highly recommended to fully appreciate.

Hamilton Grove, Middlesbrough, TS6 0AH

3 Bedroom - House - Semi-Detached

£149,950

EPC Rating: C

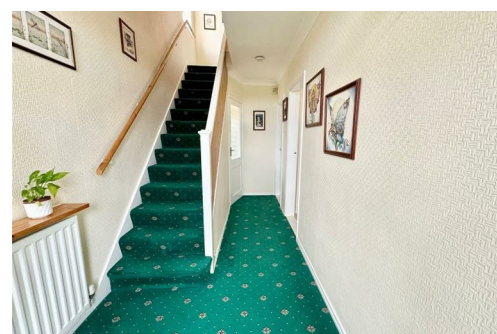
Tenure: Freehold

Council Tax Band: C



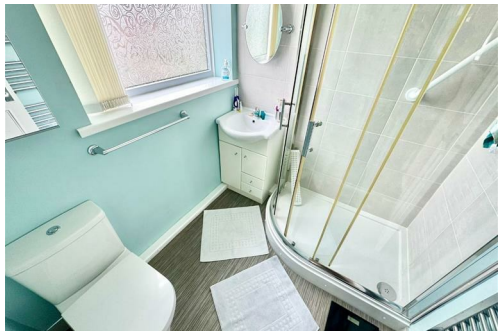
**SMITH &
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Hamilton Grove, Middlesbrough, TS6 0AH

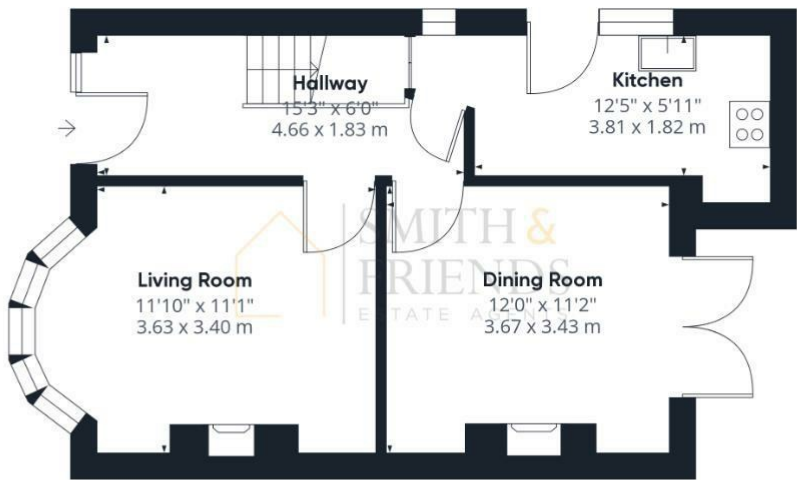


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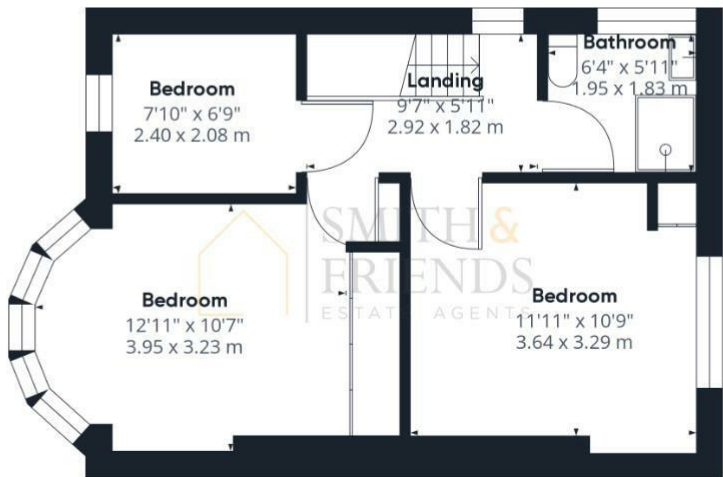
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Ground Floor



Floor 1

Approximate total area*
874.72 ft²
81.26 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		88
(81-91) B		
(69-80) C	71	
(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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