



SMITH & FRIENDS are delighted to offer to market this stunning mature double fronted four bedroom semi-detached house offering a wealth of style, charm and character. Tastefully upgraded and remodelled by the current owners while retaining many original features. This family home can only be fully appreciated with an internal viewing. The generously proportioned rooms are ideal for family living with a layout comprising of: Entrance hallway, lounge, sitting room, dining room, kitchen and utility. To the first floor there are three double bedrooms, luxurious family bathroom with separate toilet. The fourth bedroom is on the second floor accessed from the fixed staircase off the landing. Externally the enclosed rear garden is mainly laid to lawn with sunny patio areas, the large front garden has well stocked borders and parking for numerous cars.

Parkside, Middlesbrough, TS3 0BP

4 Bedroom - House - Semi-Detached

Asking Price £310,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: E



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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. 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		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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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