



SMITH & FRIENDS are delighted to offer to the market deceptively spacious three bedroom terraced property situated in the ever so popular Coulby Newham area which would appeal to a variety of buyers especially first time buyers, investors or anyone looking to downsize. The modern living accommodation briefly comprises; entrance hall, cosy living room, attractive fully equipped, re-fitted kitchen/breakfast area with useful breakfast bar and stairs to the first floor landing. To the first floor landing are two bedrooms, a wet room and separate WC with a staircase to the second floor landing. To the second floor is landing is a larger than average master bedroom with the benefit of an en-suite bathroom/WC. Externally to the front of the property is a front garden with street parking available. To the rear of the property is a good size garden which is mainly laid to lawn with decked areas. The home also benefits from an electric charging point, gas central heating and double glazing. Viewings come highly recommended to fully appreciate.

Lingfield Ash, Middlesbrough, TS8 0ST

3 Bed - House - Mid Terrace

£155,000

EPC Rating: C

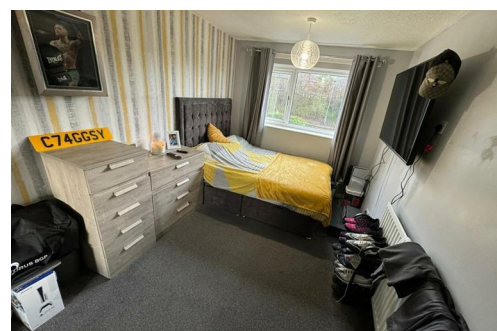
Council Tax Band: A

Tenure: Freehold



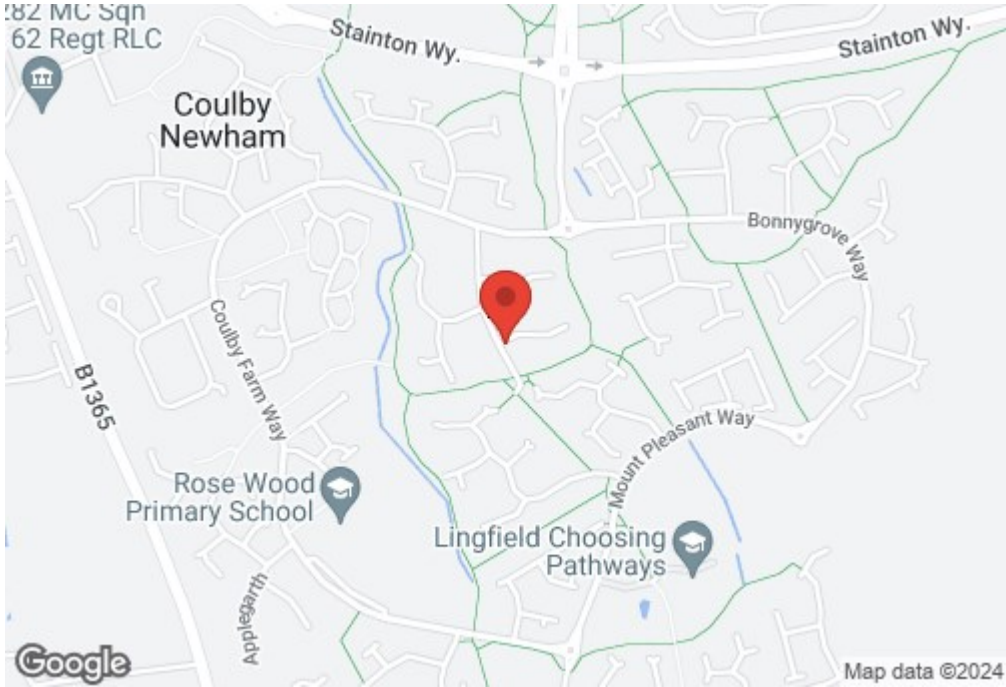
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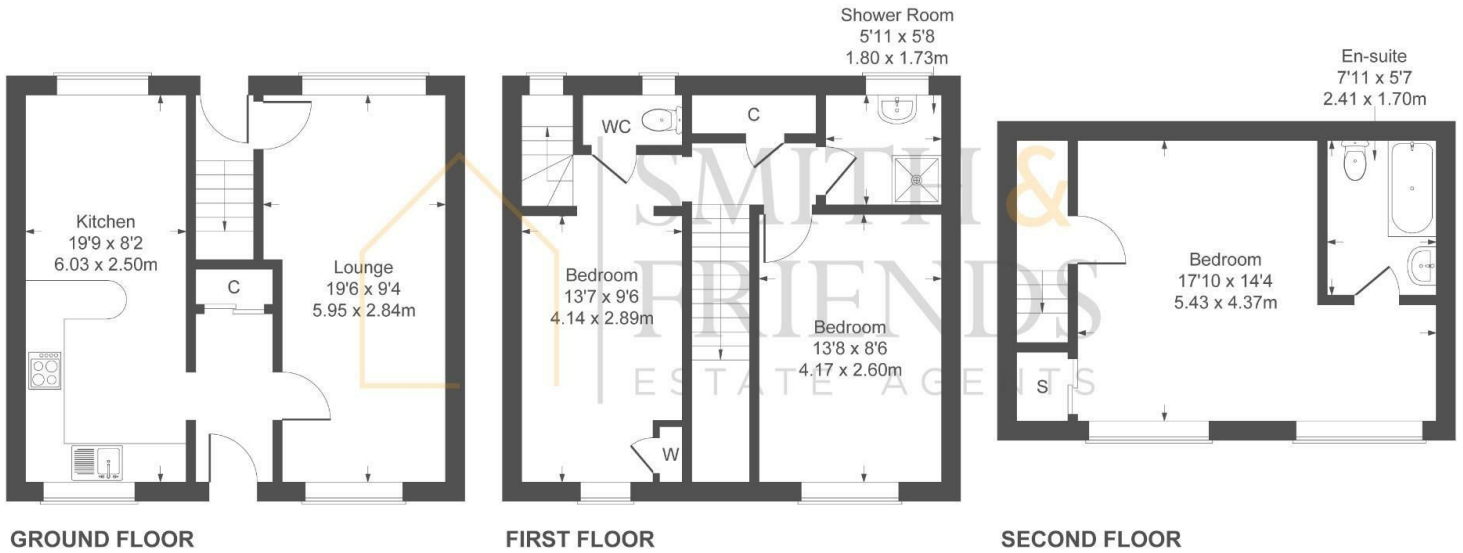
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47 Lingfield Ash

Approximate Gross Internal Area
1152 sq ft - 107 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. 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			85
(81-91) B		72	
(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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