



SMITH & FRIENDS are delighted to offer to the market this two bedroom semi detached property situated in a pleasant cul-de-sac in Coulby Newham. The home is the ideal first time buy or investment. The property benefits from uPVC double glazing, gas central heating, a new composite door and modern interior throughout. The living accommodation briefly comprises; entrance hall with stairs to the first floor, stunning fully equipped kitchen and rear living room with doors to the garden. To the first floor landing are two double bedrooms and an attractive bathroom fitted with a white three piece suite. Externally to the front is a well cared for garden with off street parking. To the rear is a sunny, generous size garden which is mainly laid to lawn, paved seating area and a private aspect. Early viewings come highly recommended to fully appreciate.

**Hollowfield, Middlesbrough, TS8 0RR**

**2 Bed - House - Semi-Detached**

**£135,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

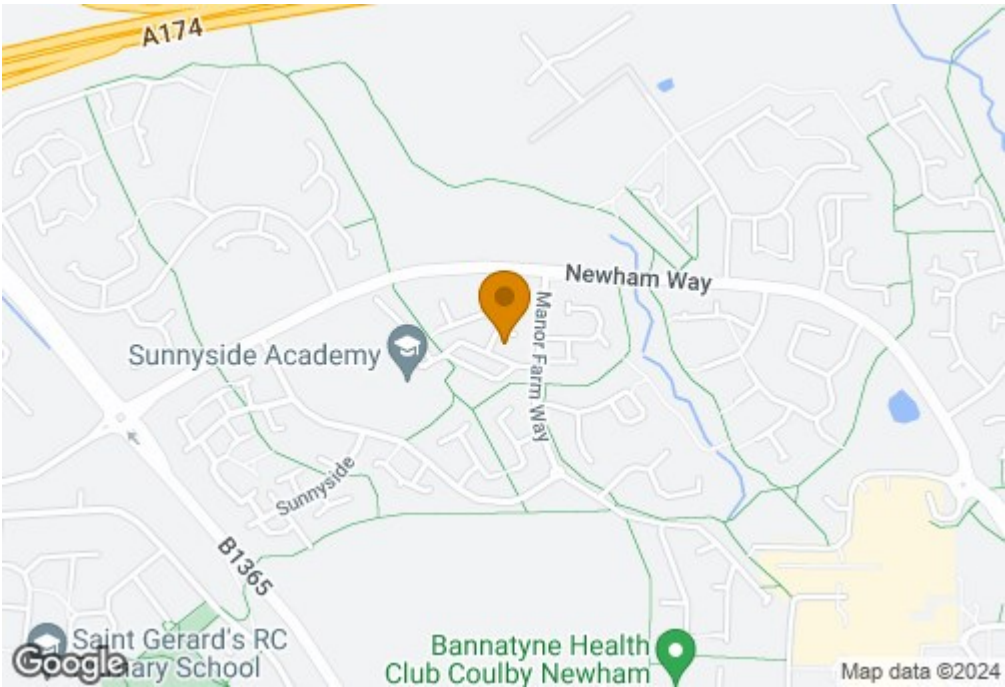


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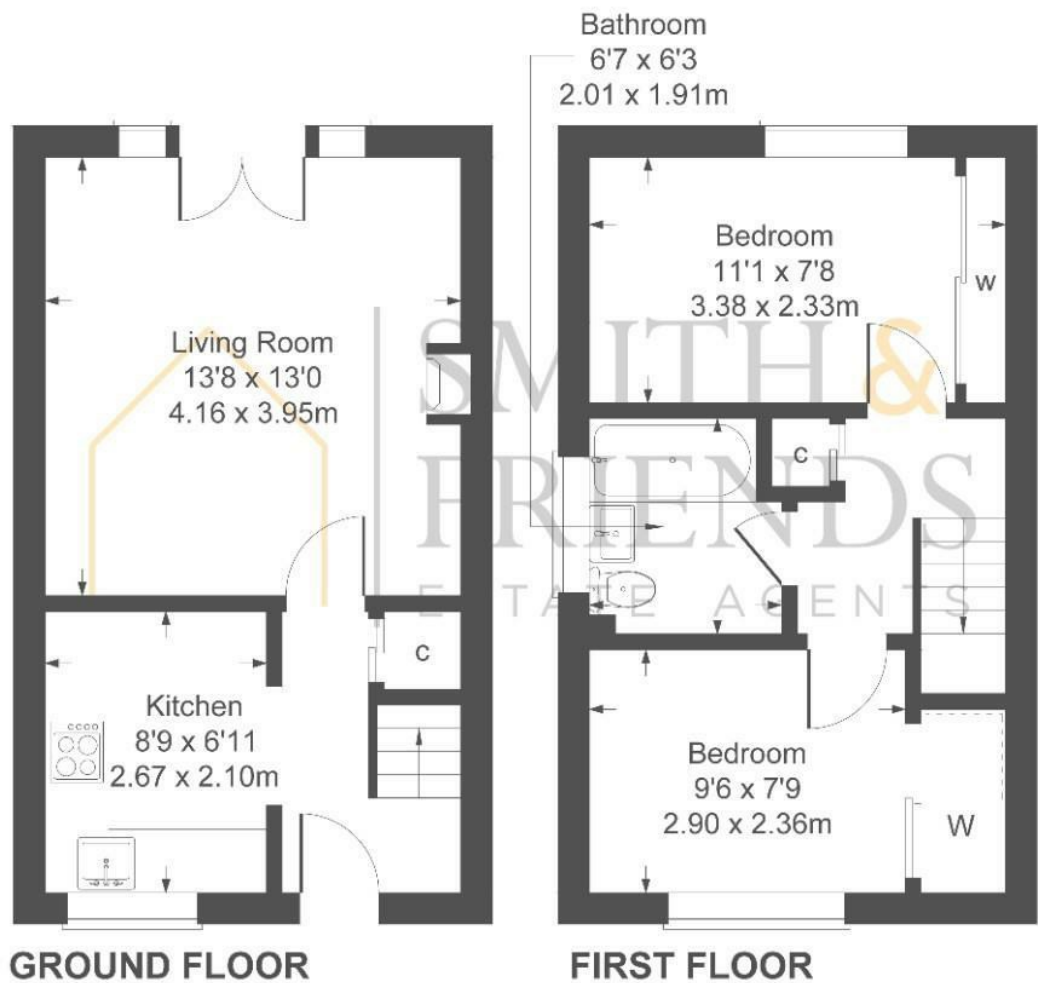
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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# Hollowfield

Approximate Gross Internal Area  
592 sq ft - 55 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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