



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom starter home situated in this newly developed estate in Hemlington and built by Taylor Wimpey . The deceptively spacious living accommodation briefly comprises; entrance hallway, downstairs WC, modern fitted kitchen and rear living room with doors to the garden. To the first floor landing are two double bedrooms and a family bathroom fitted with a white three piece suite. Externally to the front of the property is off street parking for two vehicles. To the rear of the property is well presented and generous size garden which is mainly laid to lawn with a decked seating area. Early viewings come highly recommended to fully appreciate.

**Ravensgill Road, Middlesbrough, TS8 9FZ**

**3 Bed - House - Semi-Detached**

**£167,500**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



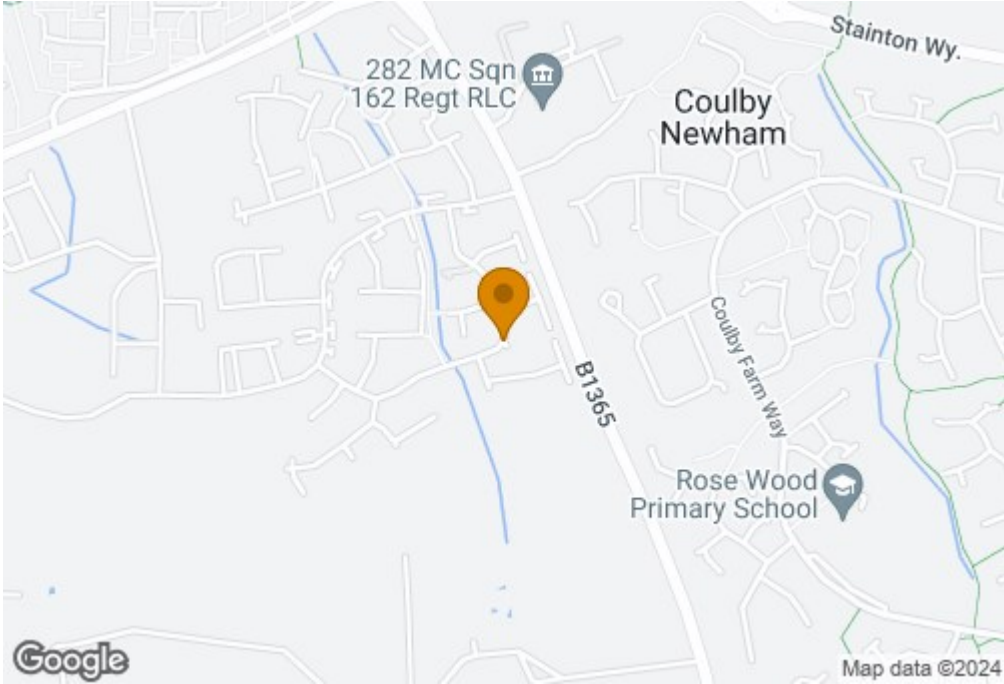
**SMITH &  
FRIENDS**  
ESTATE AGENTS

Ravensgill Road, Middlesbrough, TS8 9FZ



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
697.18 ft<sup>2</sup>  
64.77 m<sup>2</sup>

(1) 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.

GIRAFFE 360

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			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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