



**Rousham Gardens, TS5 4GJ**  
**4 Bed - House - End Terrace**  
**£115,150**

**EPC Rating: D**  
**Tenure: Leasehold**  
**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Rousham Gardens Middlesbrough TS5 4GJ

\*\*\* OPTION TO PURCHASE AT 100% £235,000 \*\*\* \*\* NO RENT TO PAY ON 49%  
\*\*\* 51% sale would be at £115,150 \*\*\*

SMITH AND FRIENDS are delighted to offer for sale this beautifully presented SHARED OWNERSHIP leasehold FOUR bedroom end terraced home (three houses) which has had various, and significant improvements. This is a rare opportunity especially for first time buyers who are wanting to get on the property ladder or growing families. The deceptively spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloaks/WC, open plan living room and a modern fitted kitchen/diner with French doors access to the garden. The kitchen/diner area has slate tile flooring and space for American style fridge/freezer.

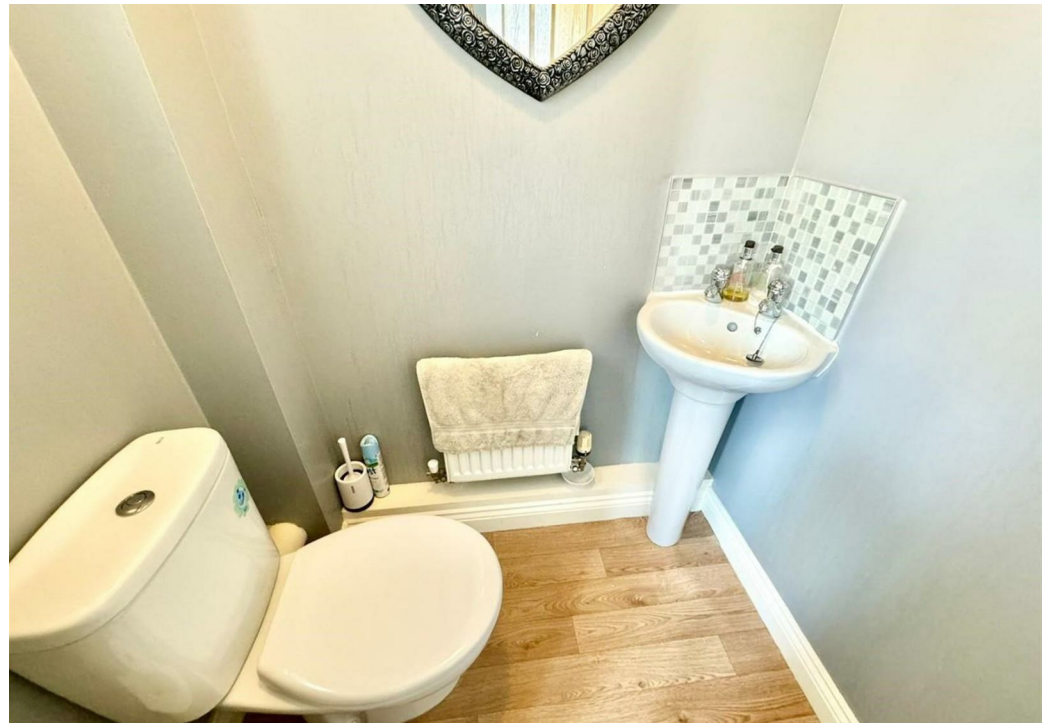
To the first floor landing are three bedrooms (space for double beds in each), two with fitted wardrobes, and a bathroom comprising of a white three piece suite with stairs to the second floor. The master bedroom on second floor provides room for King size bed, full length fitted wardrobes, additional furniture and room to spare. The second floor layout has been changed to provide a spacious en-suite shower room which has been re fitted to a high standard, boasting a large drench shower. Externally to the rear of the property a South facing, low maintenance garden which is laid to astro-turf with a beautiful pond and paved seating area, along with separate decking area. There is also gated access and a designated parking space leading to a single garage behind the property. The property benefits from a new boiler (2022) and several wow factors in addition to the advantage of non rental payment on 49%.

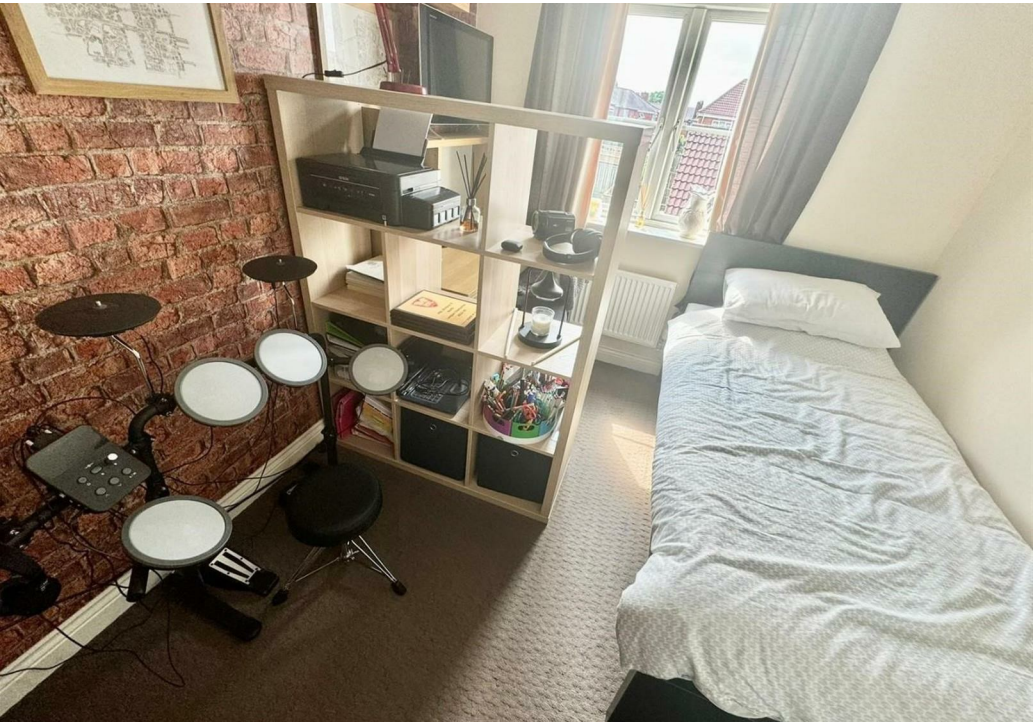
NO RENT TO PAY ON THE REMAINING 49% owned by Thirteen Group.

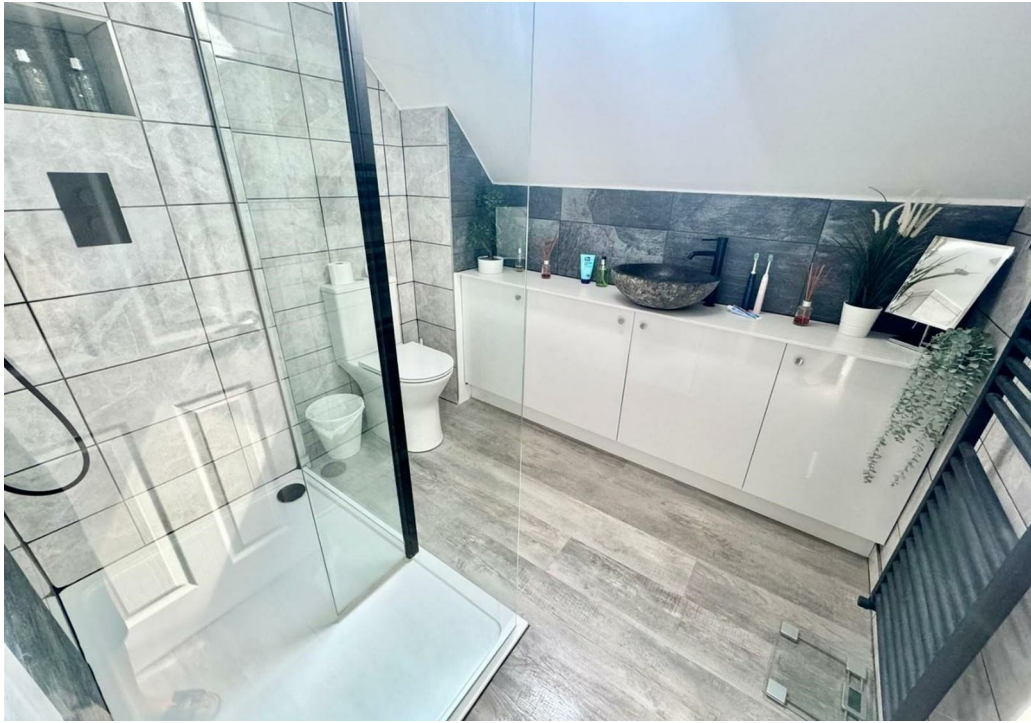
£24.95 per month management fee/service charges

CRITERIA MUST BE MET PLEASE SEE BELOW LINK FOR FURTHER DETAILS -  
<https://www.thirteengroup.co.uk/page/shared-ownership>







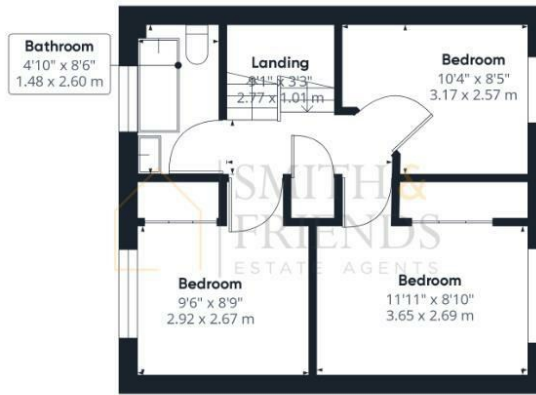




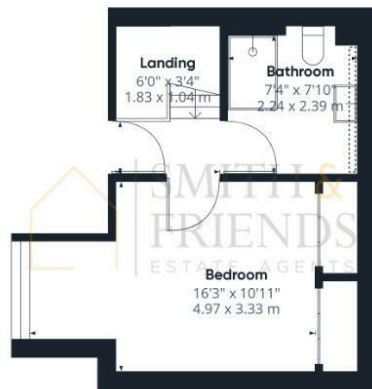




Ground Floor



Floor 1



Floor 2

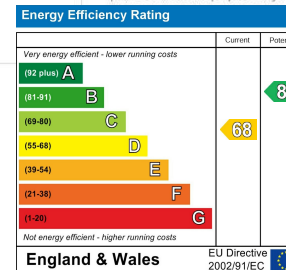
**Approximate total area<sup>(1)</sup>**  
1093.94 ft<sup>2</sup>  
101.63 m<sup>2</sup>

**Reduced headroom**  
3.44 ft<sup>2</sup>  
0.32 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

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