



SMITH & FRIENDS are delighted to offer to the market this well presented throughout three bedroom semi detached property located within this popular Nunthorpe cul-de-sac, close to well regarded schools and local amenities. The home has the benefit of NO CHAIN INVOLVED, gas central heating and uPVC double glazing. The spacious living accommodation comprises of: entrance hallway with stairs to the first floor, good size lounge, open plan dining kitchen area with access to the garden, three bedrooms and an attractive family bathroom fitted with a four piece suite. Externally the enclosed rear garden is mainly laid to lawn with mature shrubs, borders and patio area. To the front is an open plan front garden which is laid to lawn with a driveway leading to the single garage. The garage also has access to the rear garden. Early viewing is highly recommended to avoid disappointment.

Cornwall Close, Nunthorpe, Middlesbrough, TS7 0AD

3 Bed - House - Semi-Detached

£190,000

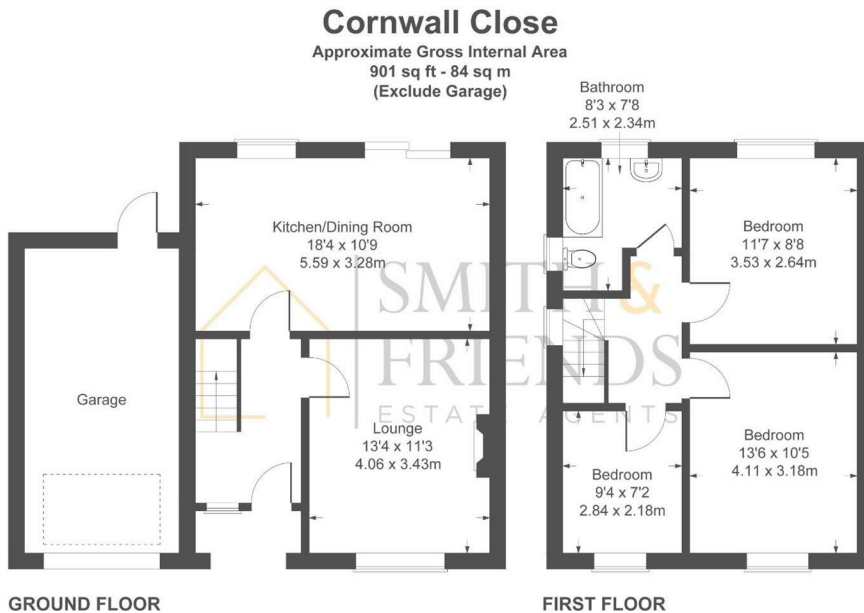
EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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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, conveyancing and removal 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	83
EU Directive 2002/91/EC			

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