

SMITH AND FRIENDS are delighted to offer for sale this spacious three bedroom semi detached house in a pleasant cul-de-sac on Mayfield Road in a sought after residential area where properties are always in demand. Mayfield Road is located in an established residential area off Gypsy Lane within easy reach of local shops, excellent schools for all age groups, Nunthorpe railway station, regular bus services and an excellent network of roads providing easy access to the surrounding residential and commercial areas. The home has the benefit of NO CHAIN INVOLVED, gas heating and upvc double glazing. The internal accommodation briefly comprises: spacious Entrance Hall with staircase to the first floor, an open plan good sized Lounge/dining area, extended fitted kitchen, three first floor bedrooms (2 with fitted wardrobes) and a three piece family bathroom suite. Externally to the front is a double width driveway leading to a single integral garage. To the rear is a pleasant, enclosed garden which is mainly laid to lawn with established shrubs and borders. Viewing is highly recommended to fully appreciate.

**Mayfield Road, Middlesbrough, TS7 0EF**

**3 Bed - House**

**£195,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Mayfield Road, Middlesbrough, TS7 0EF



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

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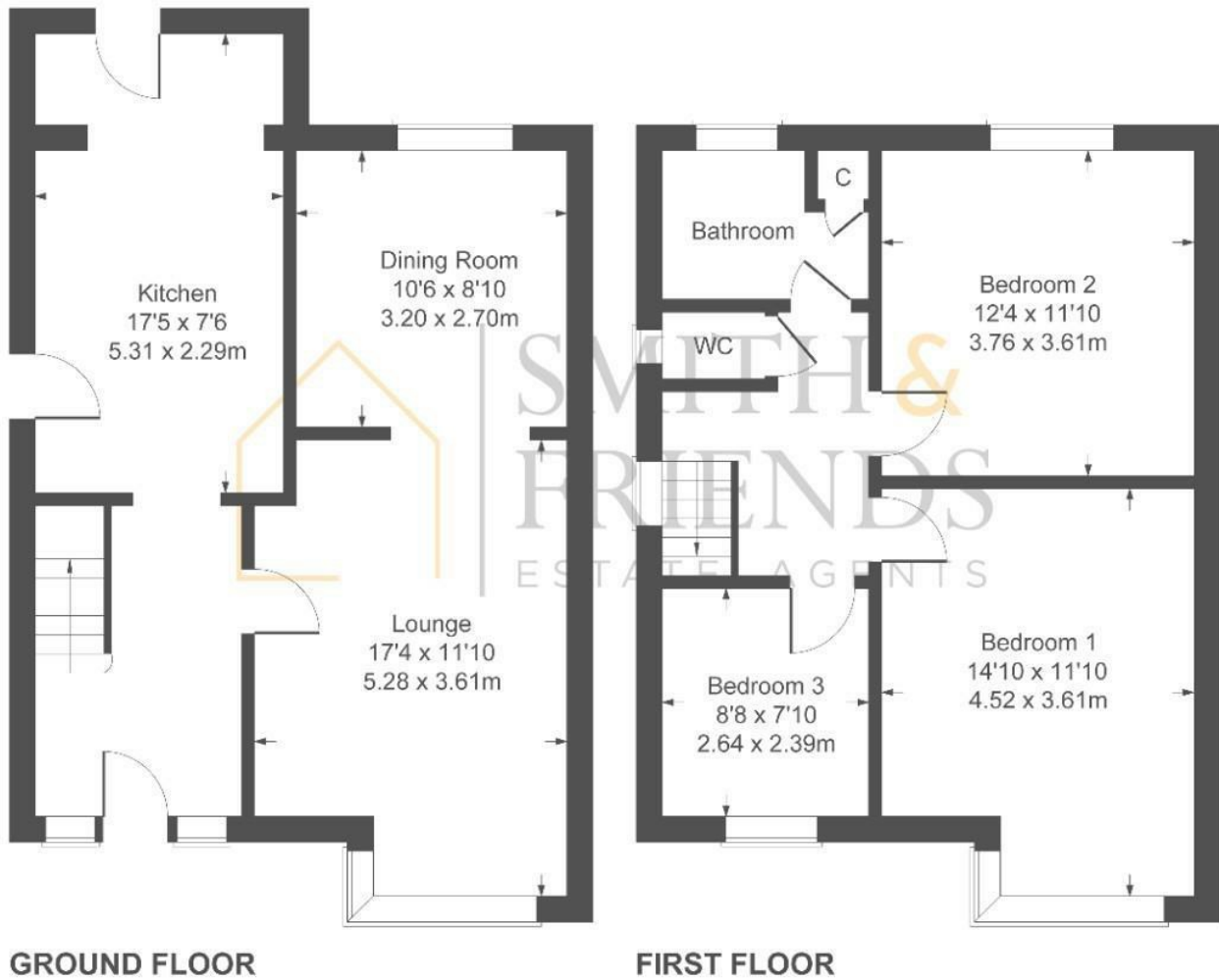


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# Mayfield Road

Approximate Gross Internal Area  
1109 sq ft - 103 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			
(81-91) B			
(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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