



SMITH & FRIENDS are delighted to offer to the market this well presented and deceptively spacious four bedroom semi detached property situated in Nunthorpe. Nunthorpe is a popular residential area within close proximity to well regarded schools, shops and Nunthorpe train station. The spacious living accommodation briefly comprises; entrance porch, lengthy entrance hallway with stairs to the first floor, cloakroom/WC, living room, separate dining room with access to a uPVC conservatory with lovely views of the garden, fitted kitchen with utility space. To the first floor landing are three bedrooms (two doubles) and a fixed staircase to the second floor. Externally to the rear of the property is a generous size garden which is mainly laid to lawn with mature shrubs and trees. There is also a decked seating area and patio area. Viewings come highly recommended to fully appreciate.

**Beverley Road, Middlesbrough, TS7 0HN**

**4 Bedroom - House - Semi-Detached**

**Offers Over £195,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



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

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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. We 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**SMITH &  
FRIENDS**  
ESTATE AGENTS