



A delightful one bedroom end terraced Grade 2 listed cottage offered with the benefit of NO CHAIN INVOLVED and perfect for anyone wanting to put their own stamp on it. The property is conveniently located within walking distance to Stewart Park, shops and local amenities. The deceptively spacious living accommodation briefly comprises; entrance door which opens into a long entrance hall, spacious living room, one double bedroom, a fantastic open plan kitchen/dining area with a fully equipped kitchen, fire and seating area, spacious bathroom with fitted suite and a generous rear hallway entrance which has access to the boarded loft. Externally to the rear of the property is shared access for the neighbouring cottages, with parking spaces and bin collection area. The cottage also benefits from a single garage and a back garden which is paved and gated. To the front is a lovely garden space, surrounded by greenery; it's the perfect place for a tranquil outdoor chill. Viewings come highly recommended to fully appreciate.

High Street, Middlesbrough, TS7 9PB

1 Bedroom - Cottage - Terraced

£135,000

EPC Rating:

Tenure: Freehold

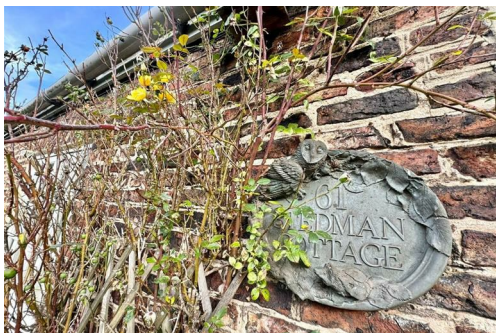
Council Tax Band: B



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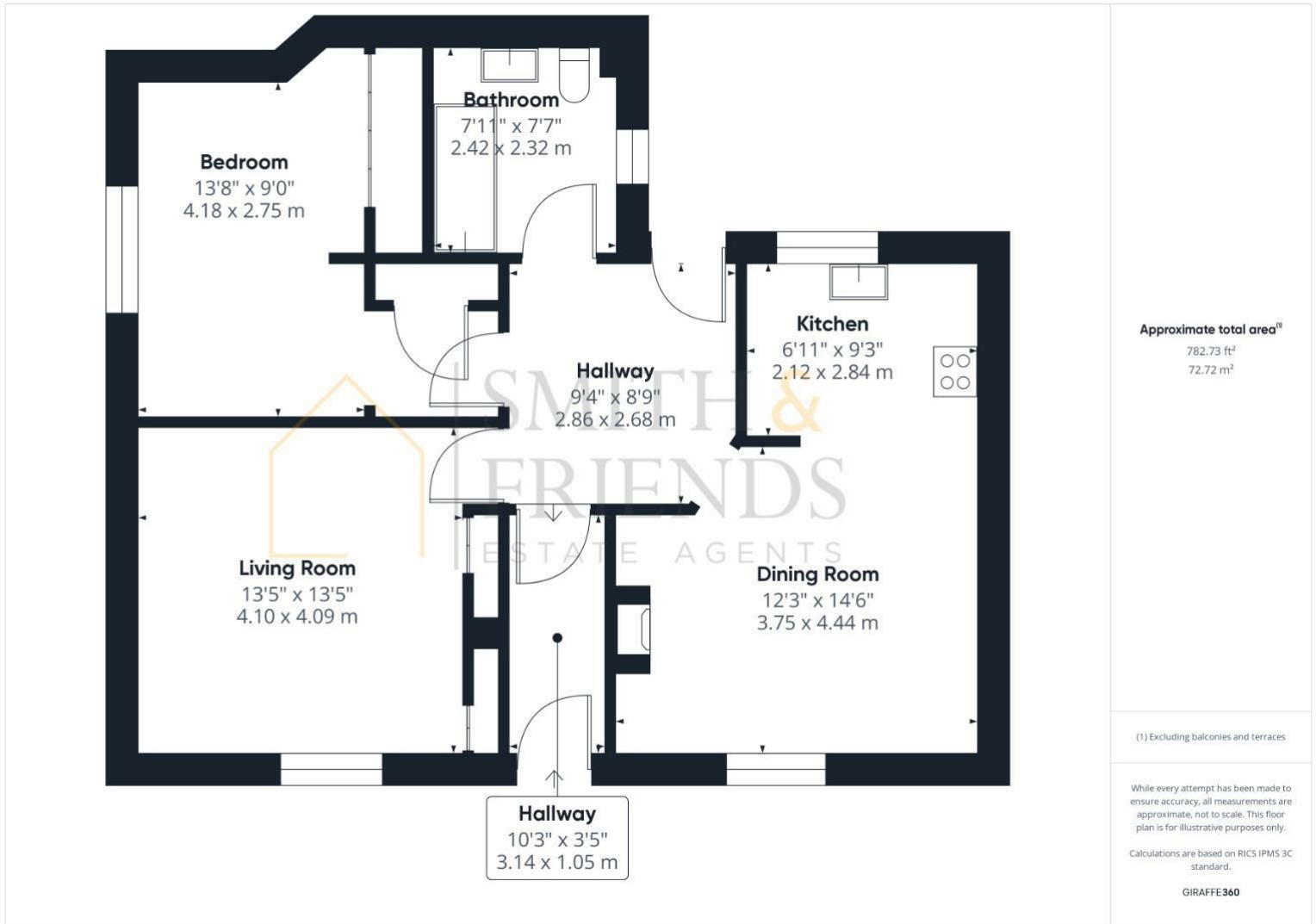


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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
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	EU Directive 2002/91/EC	

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