



\*\*\* MUST BE VIEWED \*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

SMITH & FRIENDS are delighted to offer to the market this stunning and recently improved FIVE bedroom executive home situated in a popular area within Linthorpe. The property is conveniently located close to local amenities, shops and well regarded schools. The attractive living accommodation briefly comprises; entrance hallway with staircase to the first floor, two generous reception rooms, a re fitted. stunning open plan kitchen/diner with access to the sun room. To the first floor landing are four well proportioned bedrooms and the master bathroom fitted with a four piece suite. To the second floor is the fifth bedroom and an en-suite shower room. Externally to the front of the property is a garden with wall boundary, lawn, shrubs and tree. To the rear is a low maintenance garden which is mainly paved with a garden laid to law shrubs and trees. Early viewing comes highly recommended to fully appreciate.

**Westwood Avenue, Middlesbrough, TS5 5PX**  
**5 Bed - House - Semi-Detached**  
**£300,000**  
**EPC Rating: E**  
**Council Tax Band: D**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS



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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. 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		
(55-58)	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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