



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious and extended three bedroom semi-detached house located within a popular area of Hemlington in a pleasant cul-de-sac setting. The home is ready to move straight into and would appeal to a variety of buyers especially anyone looking for their first time home. Internally the well presented living accommodation briefly comprises; entrance hall with stairs to the first floor, living room opening to a dining area and leading to an extended an modern kitchen. To the first floor landing are three bedrooms and a family shower room which has been re fitted with a three piece suite. . Externally there is a lawned front garden with a block paved driveway leading to a single garage. To the rear of the property is an enclosed, generous garden which is mainly laid to lawn with patio area. Viewings come highly recommended to fully appreciate.

Alloway Grove, Middlesbrough, TS8 9HT

3 Bed - House - Semi-Detached

£160,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Alloway Grove, Middlesbrough, TS8 9HT



Living Room opening to Dining Area
15'8" x 23'1" (4.8m x 7.06m)

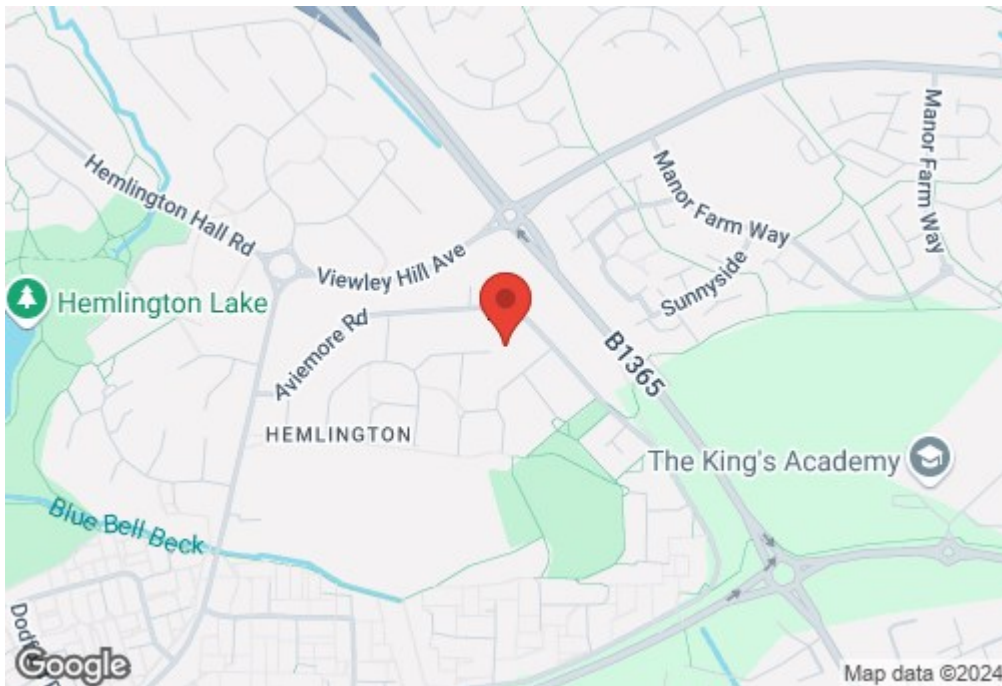
Kitchen
16'8" x 7'1" (5.1m x 2.16m)

Bedroom One
12'9" x 9'4" (3.89m x 2.87m)

Shower Room
6'3" x 5'4" (1.93m x 1.63m)

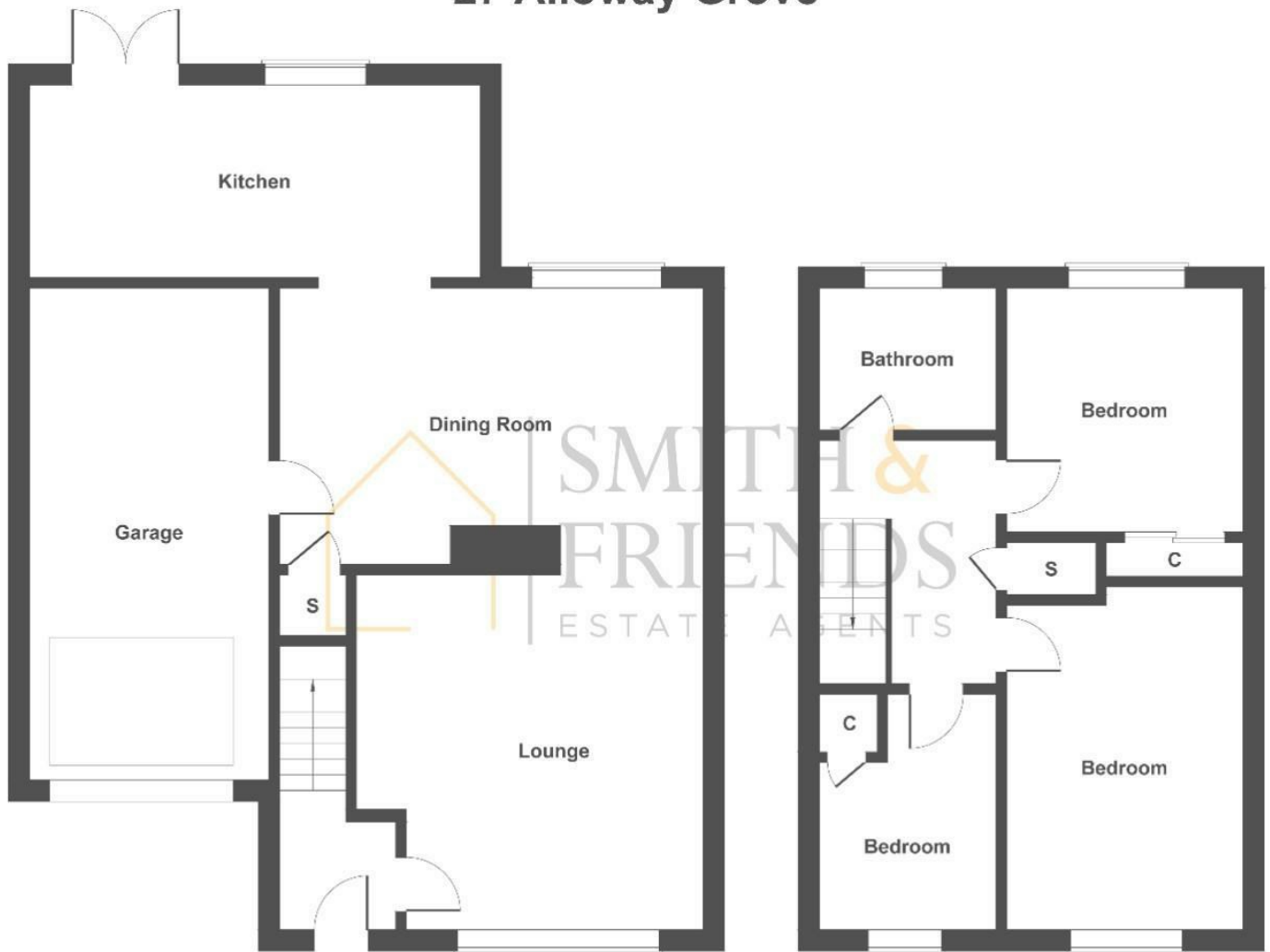


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GROUND FLOOR

FIRST FLOOR

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		62	77
(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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