



Bradhope Road, Middlesbrough, TS3 7BB
3 Bed - House - End Terrace
£135,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



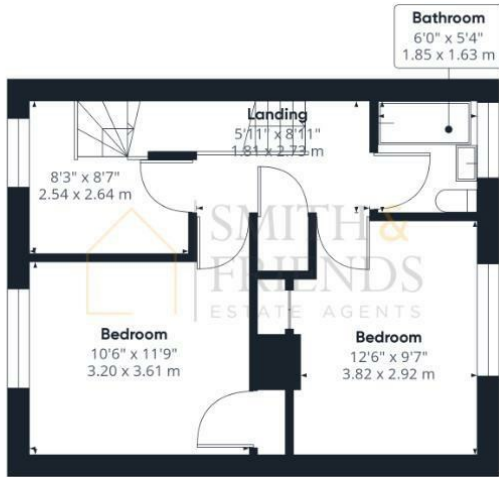
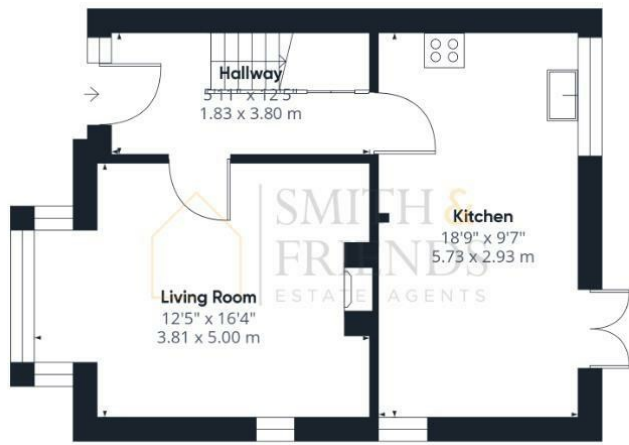
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SMITH & FRIENDS are delighted to offer for sale this well presented three bedroom property which occupies a generous corner plot with plenty of scope to extend(subject to usual planning consents and regulations). Situated in a popular area this family home is close to local schools and shops/supermarkets and motorway links. The living accommodation briefly comprises of; entrance hall with stairs to first floor, living room and a kitchen/diner with French doors to the rear. To the first floor landing are two double bedrooms, a master bathroom and a single bedroom/dressing room/study with fixed stairs up to the fully boarded loft. Externally, the property has a large corner plot with a large garden to the rear which is mainly laid to lawn with paved area. and outhouse. To the front is a generous garden area to the side and rear. Viewings come highly recommended to fully appreciate.









Approximate total area⁽¹⁾
975.54 ft²
90.63 m²

Reduced headroom
45.45 ft²
4.22 m²

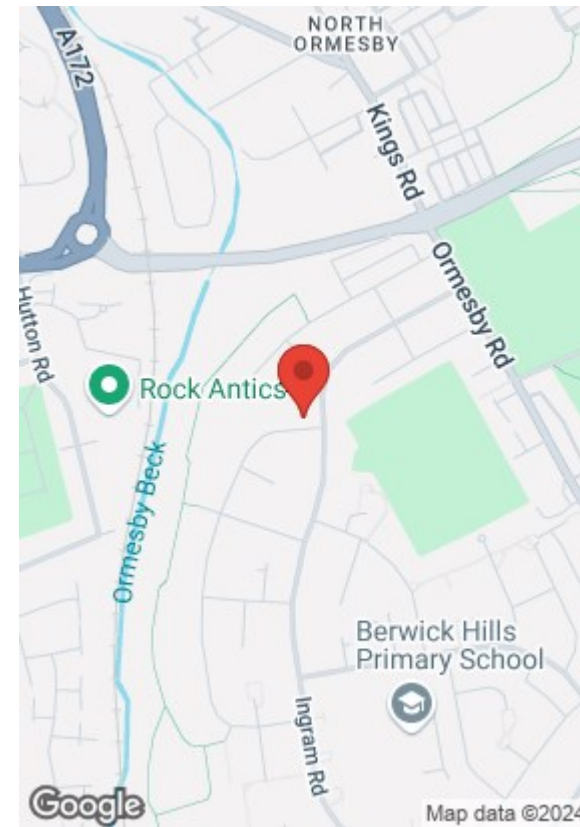
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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	

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.

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