



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom semi detached property which would make the ideal family home. The property is perfect for anyone looking to put their own stamp on it and is offered with the benefit of NO CHAIN INVOLVED.

The spacious accommodation briefly comprises; entrance hallway with stairs to the first floor, fitted kitchen/breakfast room with access to the garden, generous full length living room and conservatory with lovely views of the garden. To the first floor landing are three bedrooms (the rear bedroom with fantastic views on a clear day) and a bathroom/WC fitted with a three piece suite. Externally to the front is a low maintenance paved garden with parking for 2 cars to the side. To the rear of the property is a pleasant garden which is mainly laid to lawn, offered with a very private aspect. Viewings come highly recommended to fully appreciate.

Energy Rating C

**Farmbank Road, Middlesbrough, TS7 9EG**

**3 Bed - House - Semi-Detached**

**£149,950**

**EPC Rating: C**

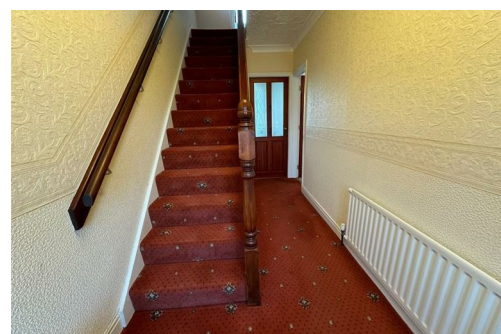
**Council Tax Band: B**

**Tenure: Freehold**



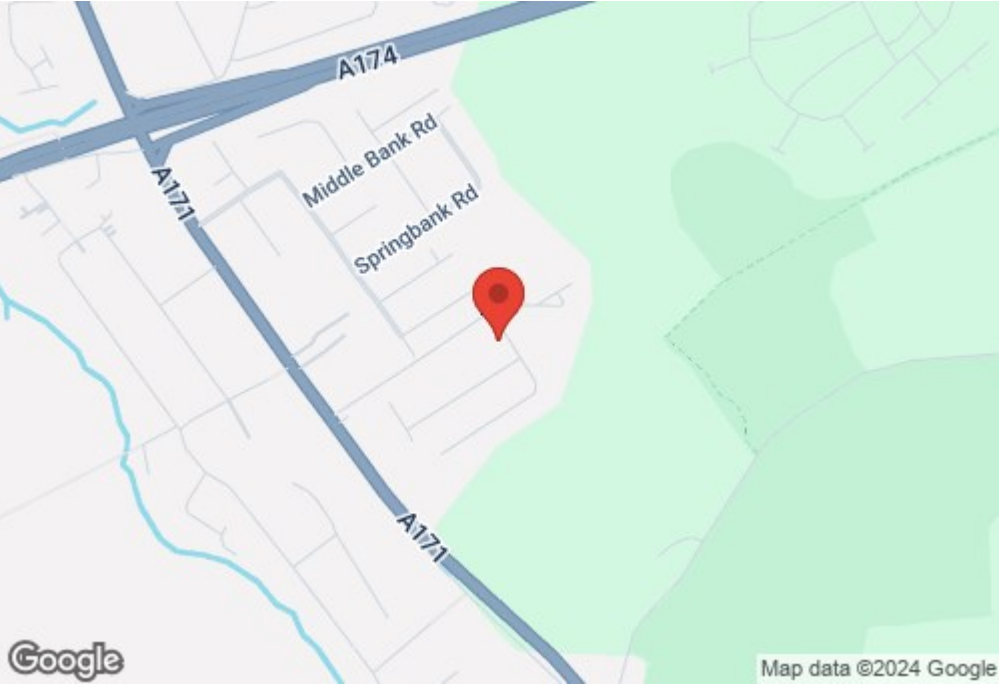
**SMITH &  
FRIENDS**  
ESTATE AGENTS

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# Farmbank Road, Middlesbrough, TS7 9EG



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
987.7 ft<sup>2</sup>  
91.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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