



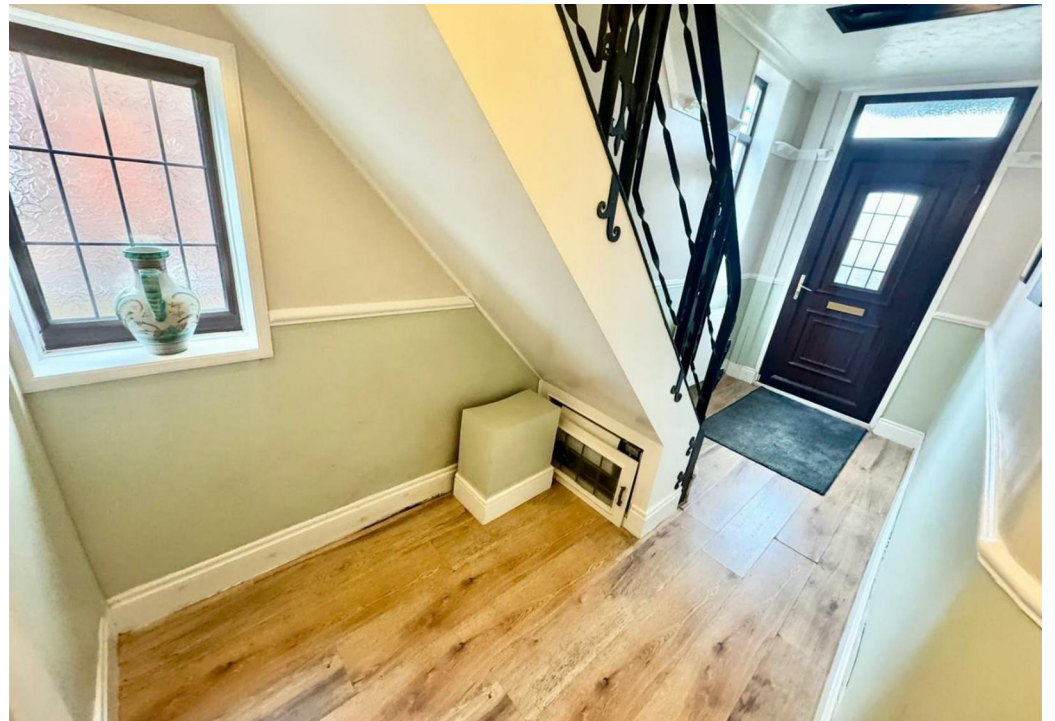
**Cargo Fleet Lane, Middlesbrough, TS3 0PN**  
**3 Bed - House - Semi-Detached**  
**£149,950**

**Council Tax Band: C**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







## Cargo Fleet Lane, TS3 0PN

SMITH & FRIENDS are delighted to offer to the market this three bedrooms semi detached property situated on Cargo Fleet Lane and offered with NO CHAIN INVOLVED. The home is perfect for buyers looking to put their own stamp on it and viewings come highly recommended to fully appreciate. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, open plan living space leading into the dining room and a fitted kitchen to the rear . To the first floor landing are three bedrooms (two doubles and one single) and an attractive shower room fitted with a three piece suite. Externally to the front of the property is gated access leading to a well maintained garden with a driveway to the side for 2 cars leading to the single garage. To the rear of the property low maintenance garden which is decked and laid to artificial lawn.

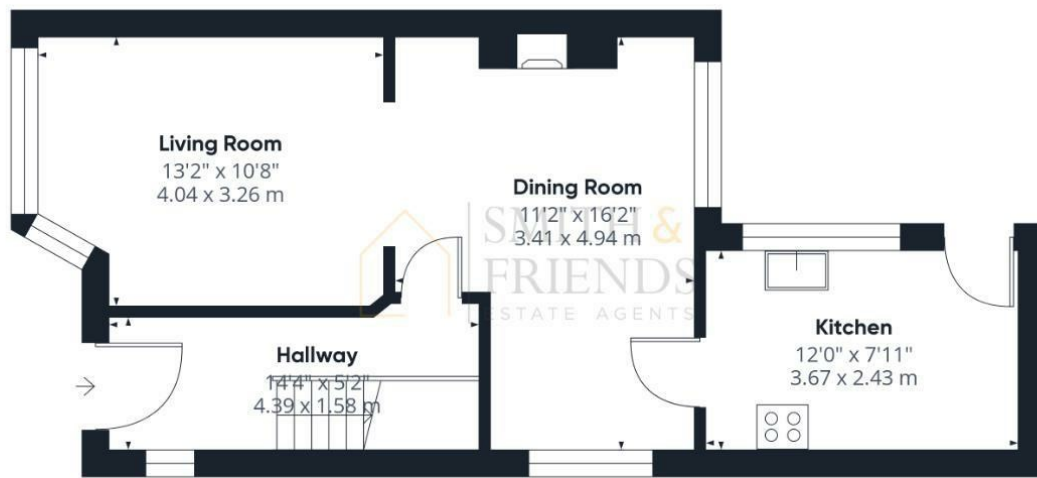




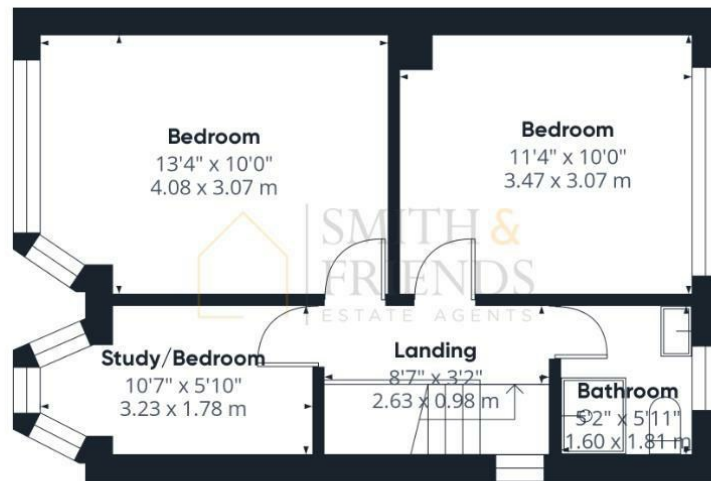








Ground Floor



Floor 1

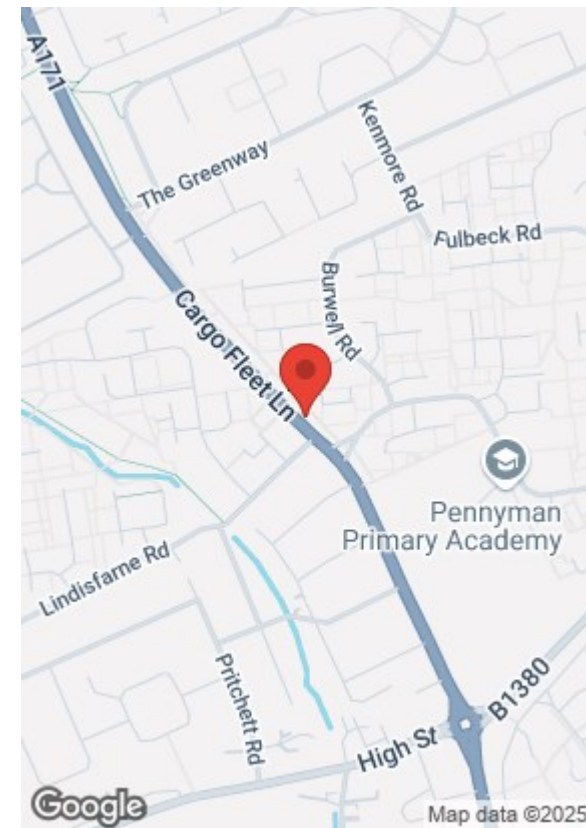
Approximate total area<sup>(1)</sup>  
833.02 ft<sup>2</sup>  
77.39 m<sup>2</sup>

(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



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			
<b>England &amp; Wales</b>		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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS