

SMITH & FRIENDS are delighted to offer to the market this spacious three bedroom property offered with NO CHAIN INVOLVED. The property is situated in the ever so popular TS3 area and viewings come highly recommended to fully appreciate. The well cared for living accommodation briefly comprises; entrance hall with stairs to the first floor, living room, fully equipped kitchen, three first floor bedrooms and a bathroom fitted with a four piece suite. Externally to the rear of the property is a generous size garden which is not overlooked, mainly paved with lawn area and brick outhouse.

Viewings come highly recommended to fully appreciate.

Berwick Hills Avenue, Middlesbrough, TS3 9BX

3 Bed - House - End Terrace

£85,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



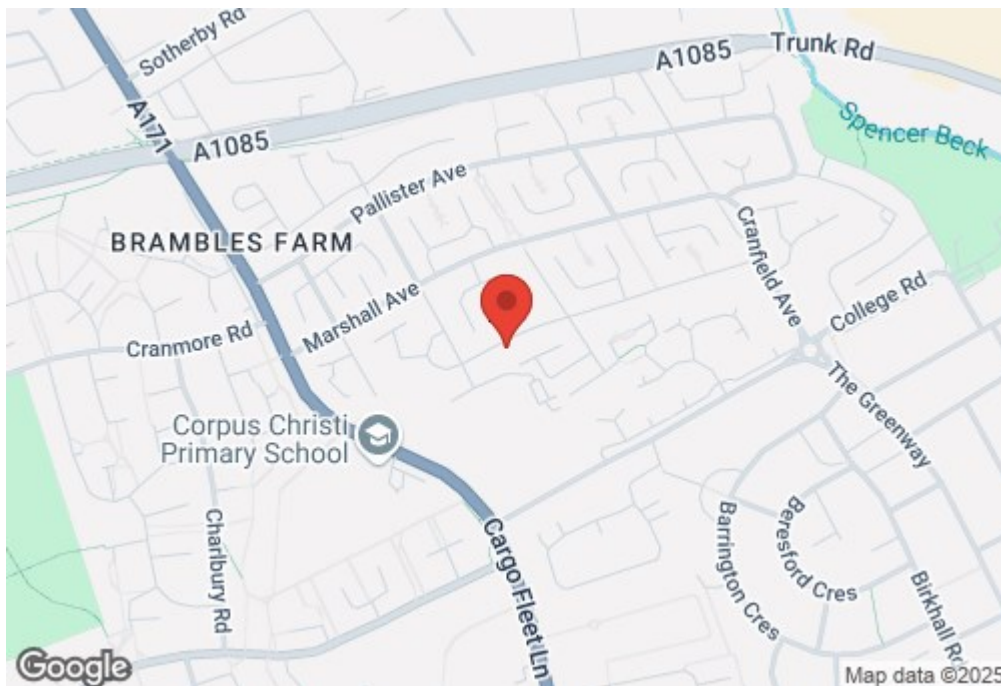
**SMITH &
FRIENDS**
ESTATE AGENTS

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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 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		
(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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