



SMITH & FRIENDS are delighted to offer to the market this fully refurbished three bedroom terraced property offered with NO CHAIN INVOLVED. The spacious accommodation comprises of; entrance, living room, separate dining room and a modern re fitted kitchen & bathroom. To the first floor landing are two bedrooms and a fixed staircase leading to the third bedroom. Externally there is street Parking available and to the rear is an enclosed yard. Viewings come highly recommended to fully appreciate.

PLEASE NOTE SELECTIVE LISENCE WILL APPLY TO LANDLORDS IN THIS AREA.

Jubilee Street, Middlesbrough, TS3 6QJ
3 Bed - House - Terraced
£60,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Jubilee Street, Middlesbrough, TS3 6QJ



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, conveyancing and removal 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		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		