

SMITH & FRIENDS are delighted to offer to the market this well proportioned three bedroom semi detached property situated in Normanby and can be accessed via Normanby Road, within close proximity to local amenities. The well presented accommodation briefly comprises; entrance hallway with stairs to the first floor, two reception rooms, an attractive, fully equipped kitchen and uPVC conservatory with lovely views to the garden. To the first floor landing are three bedrooms and a shower room fitted with a three piece suite. Externally to the front of the property is a driveway providing parking leading to the single detached garage. To the rear of the property is a larger than average garden which is not overlooked and lined with mature shrubs and trees. Viewings come highly recommended to fully appreciate.

**Lime Road, Middlesbrough, TS6 0BZ**

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

**£179,950**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Lime Road, Middlesbrough, TS6 0BZ



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

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