



SMITH & FRIENDS are delighted to offer to the market this spacious four bedroom terraced home situated in the popular Whale Hill area of Middlesbrough. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, generous living room and modern kitchen/ diner to the rear with French doors to the garden. To the first floor are four bedrooms and a modern bathroom fitted with a three piece suite. Externally to the front of the property is driveway for parking for 2-3 cars. To the rear is an enclosed garden which is low maintenance and has a brick outhouse. Viewings come highly recommended to fully appreciate.

**Ainthorpe Road, Middlesbrough, TS6 8BA**

**4 Bed - House - Terraced**

**£150,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

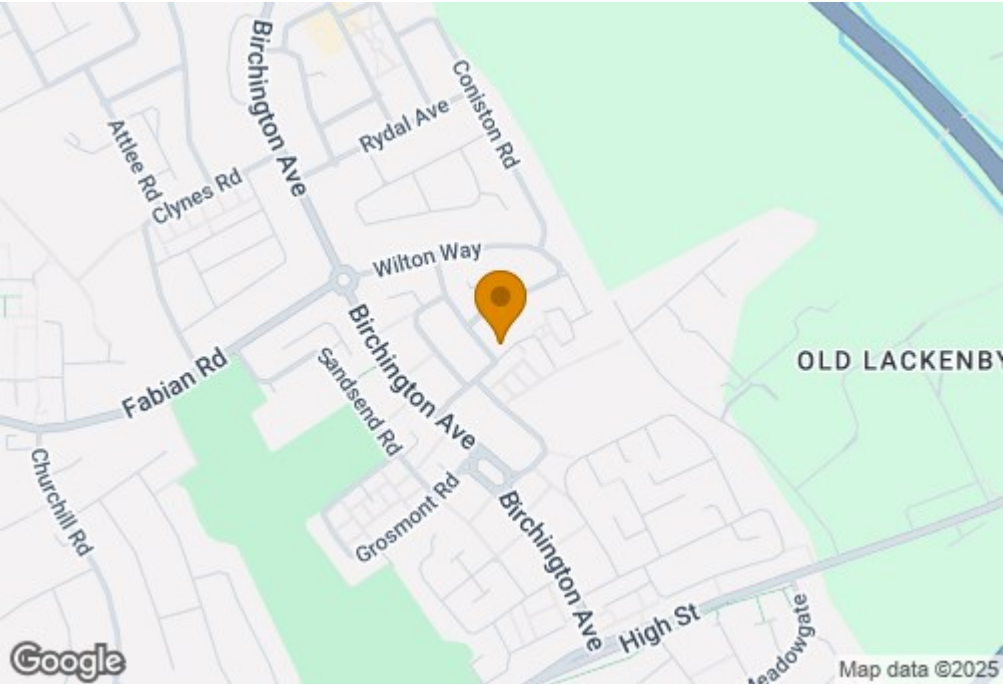


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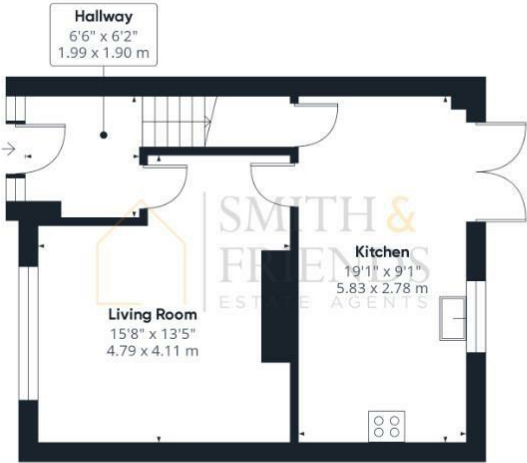


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
924.95 ft<sup>2</sup>  
85.93 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.

GIRAFFE360

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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