

SMITH & FRIENDS are delighted to offer to the market this modern three bedroom semi detached property situated in the popular TS3 location and within easy reach to local amenities, James Cook Hospital, schools and Stewarts Park. The living accommodation briefly comprises; entrance hall with stairs to the first floor, generous size living room with doors opening to the garden and a stunning re-fitted kitchen/breakfast room with a pantry/utility space. To the first floor landing are three bedrooms and a modern bathroom. Externally the property occupies an extensive plot to the front and side. To the rear is a large lawned garden which angles off to a point at the foot, with fenced boundaries and decked seating area. Viewings come highly recommended to fully appreciate.

Windleston Drive, Middlesbrough, TS3 0BL

3 Bed - House - Semi-Detached

Offers Over £115,000

EPC Rating: D

Council Tax Band: A

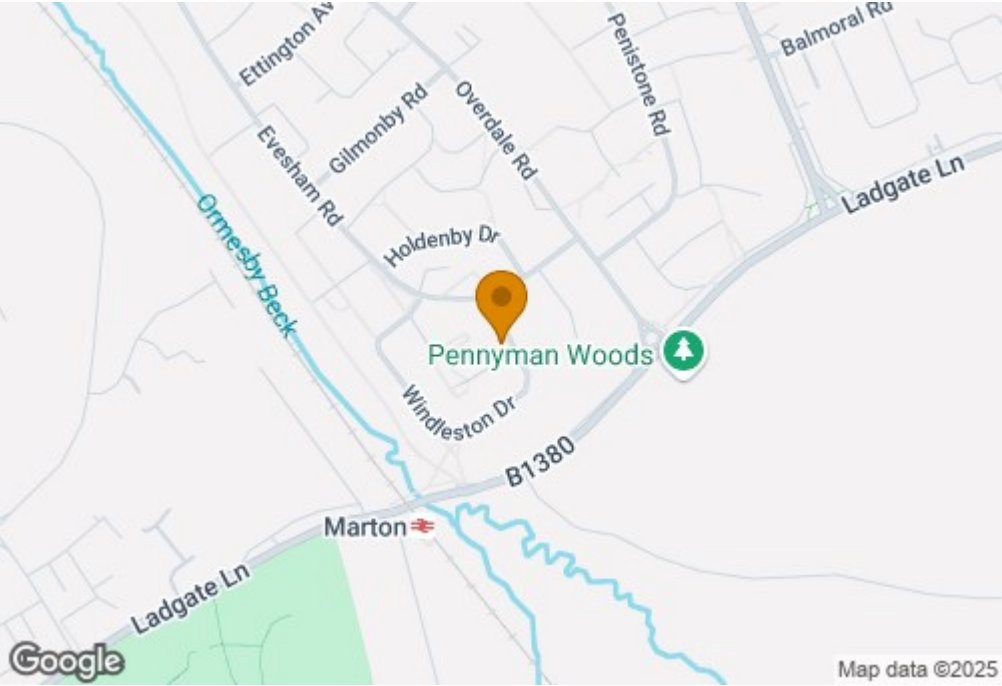
Tenure: Freehold



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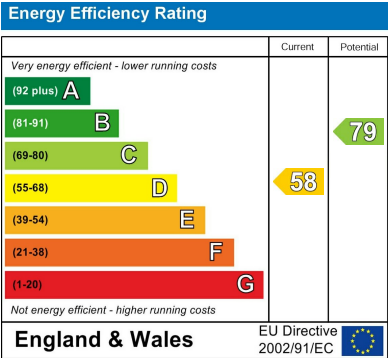
Approximate total area⁽¹⁾
805.35 ft²
74.82 m²

(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.

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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.



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