



SMITH & FRIENDS are delighted to offer to the market this beautifully updated three bedroom town house situated in the popular TS3 area and within easy reach to local schools, motorway links and amenities. The deceptively spacious living accommodation briefly comprises; entrance hall, downstairs cloakroom/WC, updated kitchen/ diner and living room with French doors opening to the garden. To the first floor landing are two double bedrooms and a family bathroom fitted with a three piece suite. There is also a fixed staircase from a dressing space leading to the second floor master bedroom which has the benefit of an en suite shower room. Externally to the rear is a private enclosed garden which is mainly decked. There is also gated access to a detached garage and one parking space. Viewings come highly recommended to fully appreciate.

James Street, Middlesbrough, TS3 6LX

3 Bedroom - House - End Terrace

£139,950

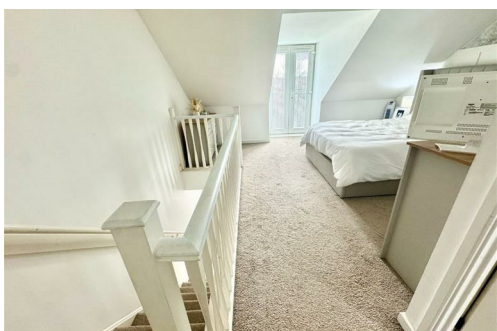
EPC Rating:

Tenure: Freehold

Council Tax Band: B



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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. We 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 	

26 Stokesley Road, Marton, Middlesbrough,
TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS