



SMITH & FRIENDS are delighted to offer to the market this unique opportunity to renovate and personalise throughout, offered with NO CHAIN INVOLVED. Located in the desirable Nunthorpe area, this extended five -bedroom semi-detached home comes with viewings highly recommended to fully appreciate. It features a fully secure, mature garden, offering ample space for family living. The spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, ground floor bedroom with the benefit of a en-suite bathroom and fully accessible, through living room/dining room, which opens to an extra room which could have multiple uses with French doors into the garden, fully fitted kitchen. To the first floor landing are four bedrooms and a bathroom/WC. Externally, to the front of the property is a driveway providing parking for 3 cars and to the rear is a generous garden which is mainly laid to lawn with mature shrubs. With attractive curb appeal and plenty of potential for further improvement and upgrades, this home is perfect for those wanting to personalise a new home.

Mayfield Road, Middlesbrough, TS7 0EE

5 Bedroom - House - Semi-Detached

£220,000

EPC Rating:

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	