



SMITH & FRIENDS are delighted to offer to the market market this deceptively spacious three bedroom terraced property offered with NO CHAIN INVOLVED. The living accommodation briefly comprises; entrance hallway, three generous reception rooms, kitchen and utility room. To the first floor landing are three bedrooms, shower room and separate wc. The office is perfect for working from home space or can double up nicely as a nursery.

Please note the property will be sold as seen

**Rockliffe Road, Middlesbrough, TS5 5DG**

**3 Bed - House**

**£150,000**

**EPC Rating: D**

**Council Tax Band: B**

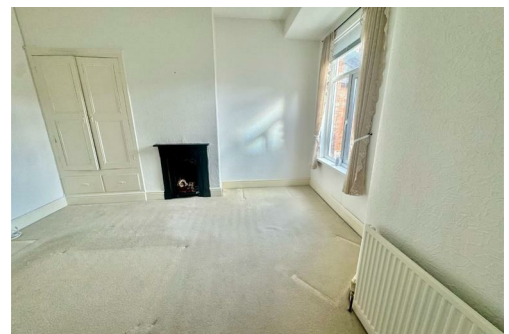
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

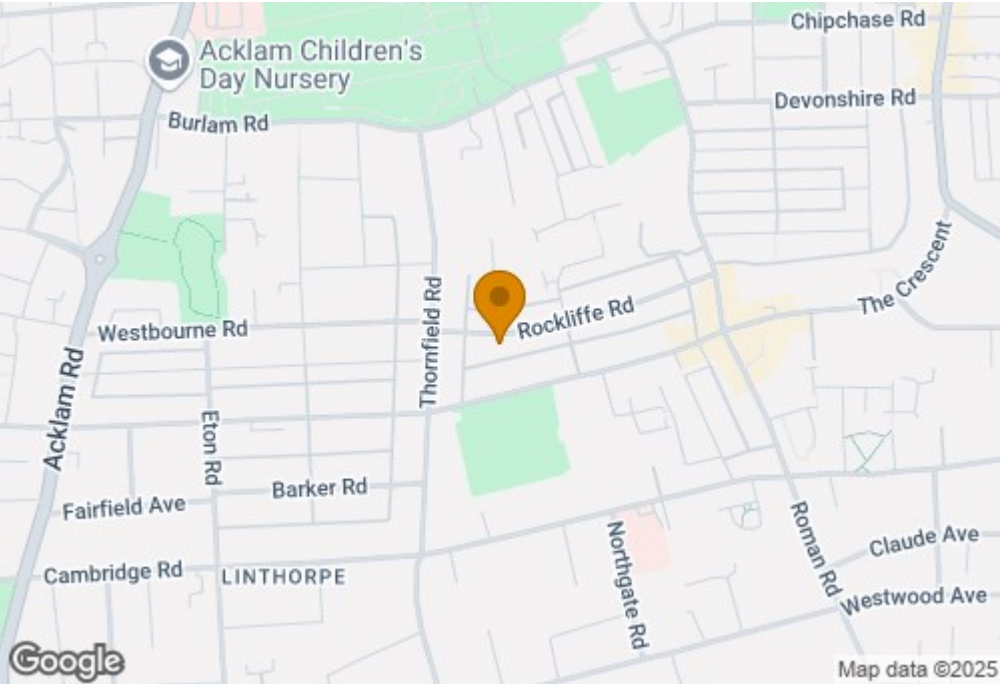


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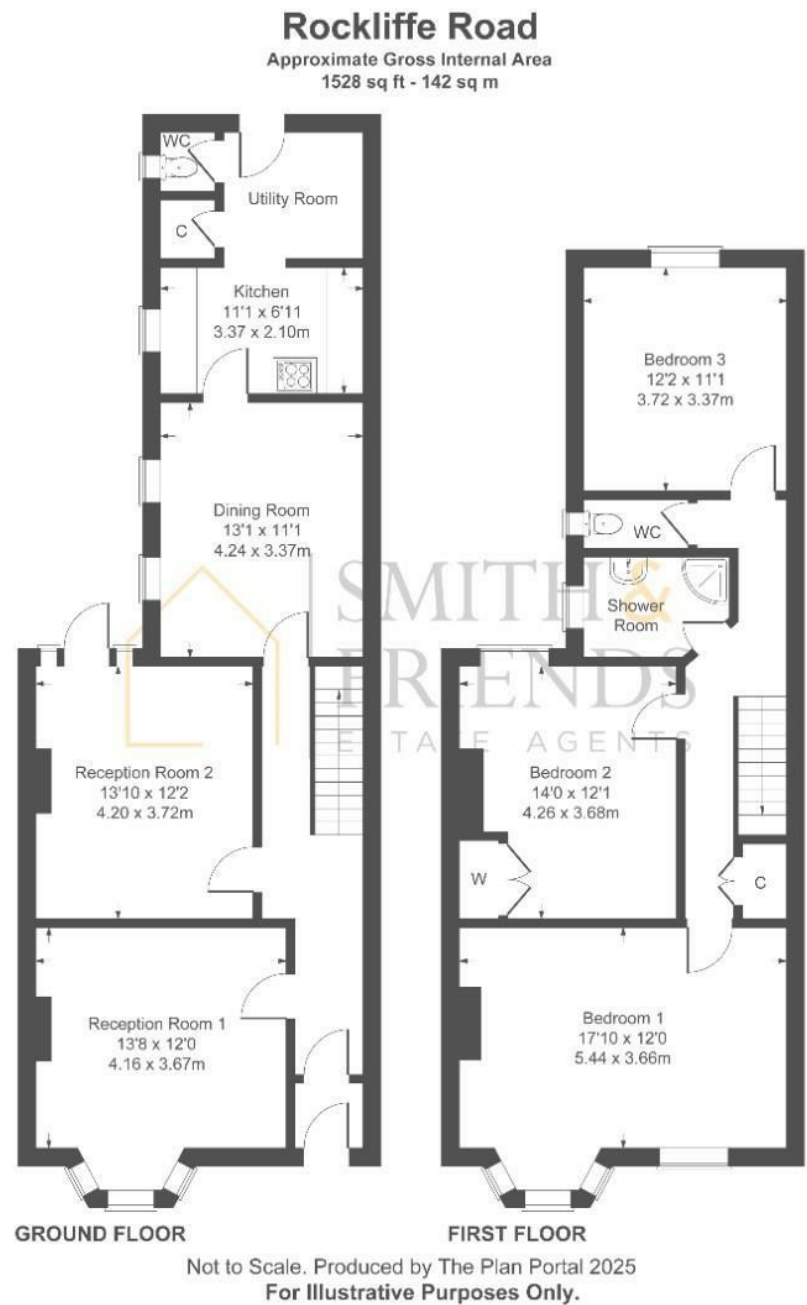


**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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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