



Frederick Street, TS3 6JT
2 Bed - House - Terraced
£55,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Frederick Street, TS3 6JT

*** IDEAL FOR INVESTOR FOR BUY-TO-LET OR FIRST TIME BUYER ***

*** NO CHAIN SALE ***

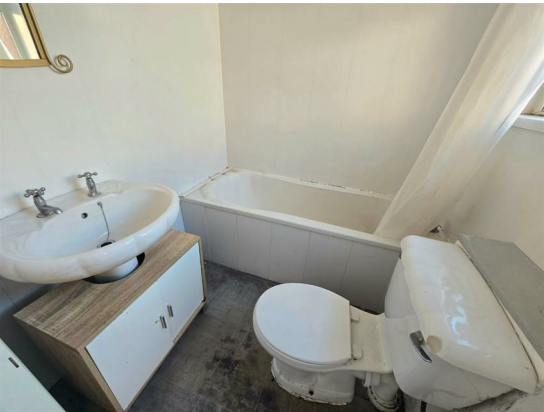
SMITH AND FRIENDS are delighted to offer to the market this two bedroom mid-terraced home, situated within the popular North Ormesby Area, Middlesbrough. Ideal purchase for an investor or first time buyer.

The property briefly comprises of; Entrance Porch, Spacious Living Room, Inner Hall, Leading into the Open Plan Kitchen/Diner. At the Rear of the property you will find another hall and family bathroom. The first floor has a landing with two double bedrooms.

Externally, the property has a rear yard, and to the front of the property a palisade, with on-street parking.

SELECTIVE LICENCING FROM THE COUNCIL APPLIES TO LANDLORDS

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



GROUND FLOOR

7'9" x 11'9" (2.37m x 3.59m)

Entrance Porch

2'10" x 2'9" (0.88m x 0.86m)

Living Room

15'3" x 11'8" (4.67m x 3.57m)

Kitchen / Diner

7'8" x 11'9" (2.34m x 3.59m)

Inner Hallway

2'11" x 3'6" (0.91m x 1.08m)

Bathroom

6'2" x 5'8" (1.88m x 1.74m)

FIRST FLOOR

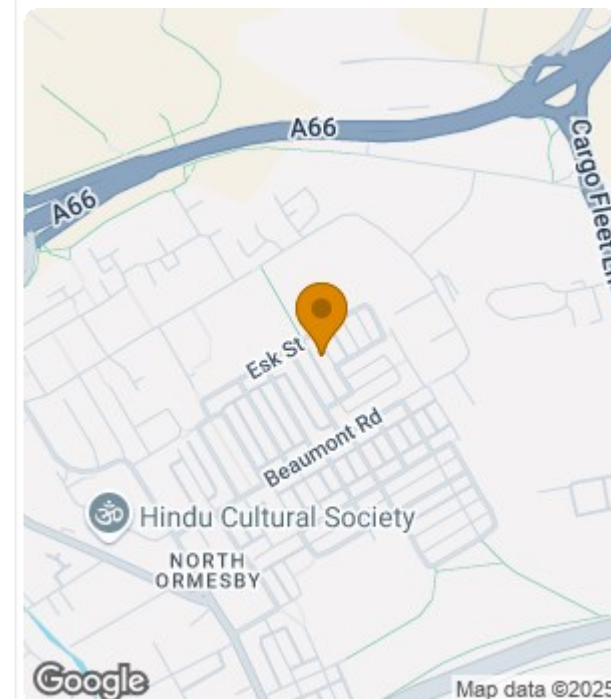
Landing

2'5" x 2'5" (0.75m x 0.75m)

Bedroom 1

10'5" x 10'7" (3.19m x 3.25m)

Bedroom 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS