



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Tollesby. The property is turn key ready, offered with the benefit of NO CHAIN INVOLVED and has been significantly extended and improved by the current owners to create fantastic living space. The well presented accommodation briefly comprising feature entrance hall with staircase to the first floor landing, front living room and a stunning open plan kitchen/dining/entertaining room with a range of range of modern units and patio doors opening to the rear garden which is perfect for the summer months. To the first floor landing are three bedrooms., an attractive re fitted bathroom suite and separate WC which also houses the boiler. Externally to the front of the property is an extensive stoned driveway leading to the detached single garage. To the rear of the property is large garden which is mainly laid to artificial turf with raised established borders and a patio area.

Viewings come highly recommended to fully appreciate.

PLEASE NOTE ANY FURNITURE CAN BE NEGOTIATED IN THE SALE.

Arlington Road, Middlesbrough, TS5 7RD

3 Bedroom - House - Semi-Detached

Offers Over £224,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
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ESTATE AGENTS

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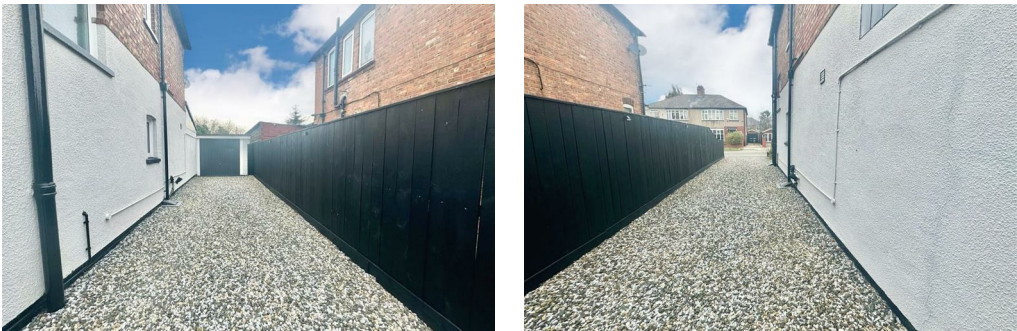


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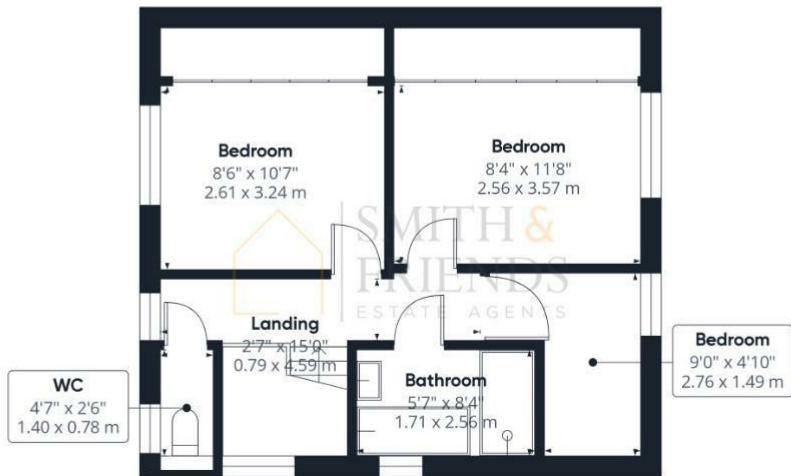
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1005.58 ft²
93.42 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	68	80
EU Directive 2002/91/EC		

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