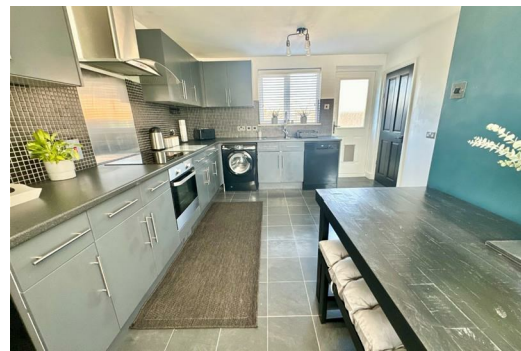




SMITH & FRIENDS are delighted to offer to the market this stunning two bedroom end of terrace property situated in the popular TS7 location. The property is situated at the head of a cul-de-sac and offered with NO CHAIN INVOLVED. The well presented accommodation briefly comprises entrance hallway, living room and separate open plan kitchen/dining room with access to the rear. To the first floor landing are two double bedrooms and a modern bathroom/WC. Externally to the rear is a generous size garden which is pebbled. To the front of the property is a garden laid to lawn with fenced boundaries and to the side is space for one vehicle. There is also opening gates which could potentially have space for one further car. Viewings come highly recommended to fully appreciate.

Springmead, Ormesby, Middlesbrough, TS7 9PR
2 Bed - House - End Terrace
£110,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



Springmead, Middlesbrough, TS7 9PR

NB
Under the terms of the "Estate Agency act (1979)" we are obliged to advise you that the vendors of this property are related to a employee of smith and friends and therefore should you wish to seek independent advice in relation to any offer, we recommend that you contact your solicitor or other suitable representative.



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, conveyancing and removal 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		85
(69-80)	C	70	
(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	

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