



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom property. The spacious accommodation briefly comprises; entrance hall, living room, modern re fitted kitchen, three first floor bedrooms, modern bathroom and separate WC. To the rear of the property is a low maintenance garden which is gravelled and paved. Viewings come highly recommended to fully appreciate.

Mapleton Drive, Hemlington, Middlesbrough, TS8 9NF

3 Bed - House

£95,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold

 **SMITH & FRIENDS**
ESTATE AGENTS

Mapleton Drive, Middlesbrough, TS8 9NF



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		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		