

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom property situated in the popular TS5 location and offered with the benefit of NO CHAIN INVOLVED. The accommodation briefly comprises; entrance hallway with stairs to the first floor, a generous living room, separate breakfast/dining room, fitted kitchen, rear porch with WC and storage cupboard. To the first floor landing are three bedrooms (two doubles, one single) and a bathroom/WC. Externally the property occupies a fantastic corner plot with gardens to the front, side and rear which are mainly laid to lawn with mature borders. There is also the benefit of single garage. Viewings come highly recommend to fully appreciate.

Westminster Road, Middlesbrough, TS5 6NF

3 Bed - House - Semi-Detached

£149,950

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



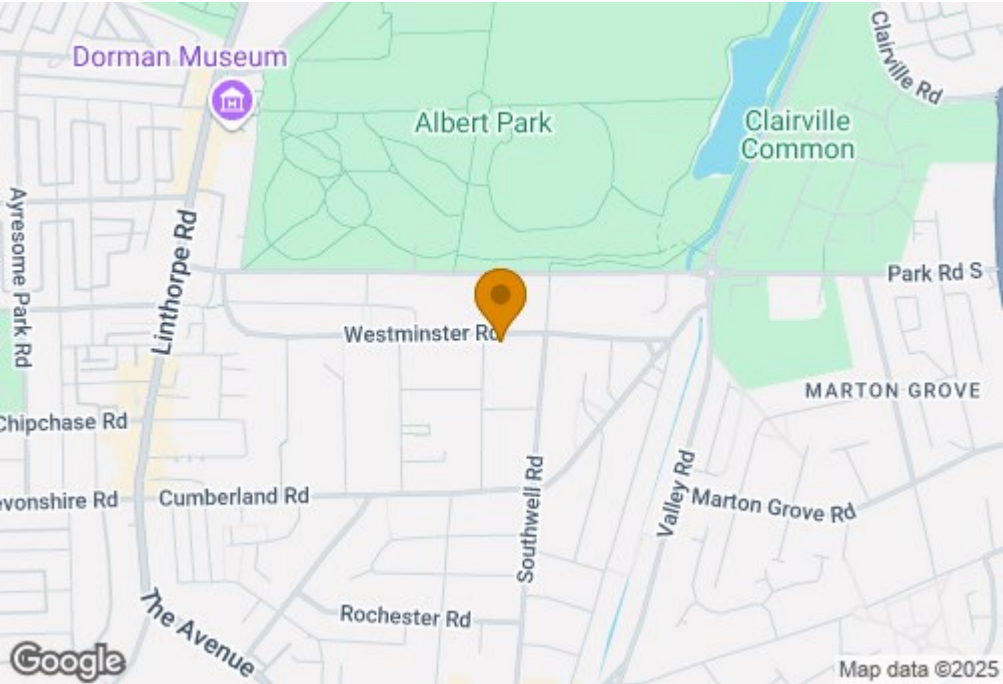
**SMITH &
FRIENDS**
ESTATE AGENTS

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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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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