



SMITH & FRIENDS are delighted to offer to the market this modern three bedroom detached property situated within this popular Nunthorpe development. The spacious living accommodation would appeal to variety of buyers and briefly comprises; entrance hall, living room, stunning open plan kitchen/dining room with access to the garden. To the first floor are three bedrooms, the master bedroom benefitting from an en suite shower room and a modern family bathroom. To the front of the property is a garden and parking for a number of cars. To the rear of the property is a generous size garden which is low maintenance and perfect for entertaining. Viewings come highly recommended to fully appreciate.

**Upsall Carrs, Nunthorpe, Middlesbrough, TS7 0GY**  
**3 Bed - House - Detached**  
**£285,000**  
**EPC Rating: B**  
**Council Tax Band: D**  
**Tenure: Freehold**





# Upsall Carrs, Middlesbrough, TS7 0GY



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			94
(92 plus) A			
(81-91) B		83	
(69-80) C			
(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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