



Smith and Friends are please to offer for sale this well appointed spacious and light three bedroom End of Terrace property. This is an ideal investment opportunity or First time buyer. No upward chain.

The property enjoys double glazing through and gas central heating system. Accommodation comprises entrance hall, lounge/ dining room, fitted kitchen. To the first floor are three bedrooms and a house bathroom. Outside there are enclosed gardens with outbuilding to the rear.

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Fulbeck Road, Middlesbrough, TS3 0QX

3 Bed - House - End Terrace

£90,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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Entrance Hall

Lounge/ Dining Room
24'6" x 9'1" (7.48m x 2.79m)

Kitchen
12'1" x 12'0" (3.69m x 3.66)

First Floor

Bedroom 1
14'11" x 9'9" (4.56m x 2.99m)

Bedroom 2
9'7" x 6'11" (2.94m x 2.11m)

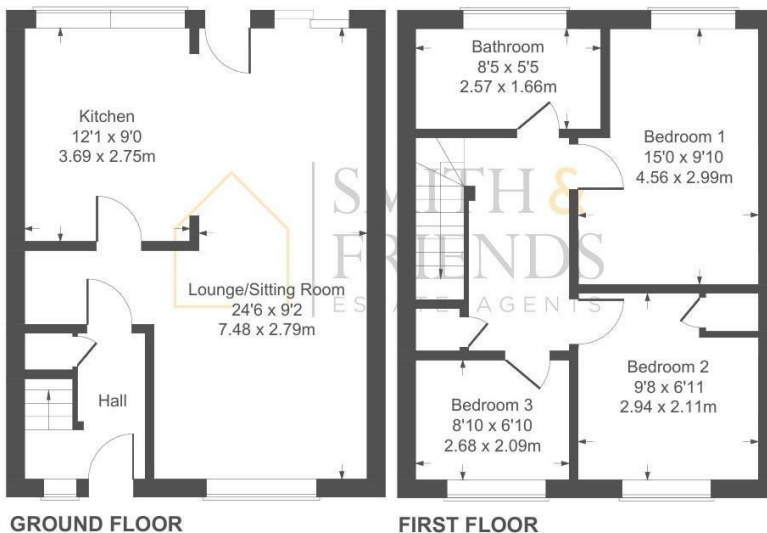
Bedroom 3
6'10" x 8'9" (2.09m x 2.68)

Bathroom
8'5" x 5'5" (2.57m x 1.66m)




Fulbeck TS3 0QX

Approximate Gross Internal Area
915 sq ft - 85 sq m



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			
(55-68) 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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