



Modern & Spacious End-of-Terrace Home with Off-Street Parking – Ideal for Contemporary Living

Smith and Friends Estate Agents are delighted to present this beautifully presented end-of-terrace two-bedroom home, offering modern finishes and spacious interiors throughout. Perfectly positioned on a generous corner plot, this property benefits from pleasant wraparound gardens and convenient off-street parking.

Upon entering, you are welcomed by a bright entrance hall leading to a stylish fitted kitchen complete with integrated appliances, ideal for home chefs and entertainers alike. A downstairs cloakroom adds extra practicality for guests and day-to-day living.

The spacious lounge/diner opens onto the garden, providing a seamless indoor-outdoor living experience, ideal for relaxing or entertaining.

Upstairs, the property boasts two well-proportioned double bedrooms and a contemporary family bathroom finished to a high standard.

Situated in a sought-after residential area, this home is perfect for first-time buyers, professionals, or investors looking for a ready-to-move-in property with excellent amenities nearby.

**Low Gill View, Middlesbrough, TS7 8AX**

**2 Bed - House - Terraced**

**£165,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



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ESTATE AGENTS



# Low Gill View, Middlesbrough, TS7 8AX



Entrance Hall

Cloakroom W/C

Open Plan Lounge/ Kitchen

First Floor Landing

Bedroom 1

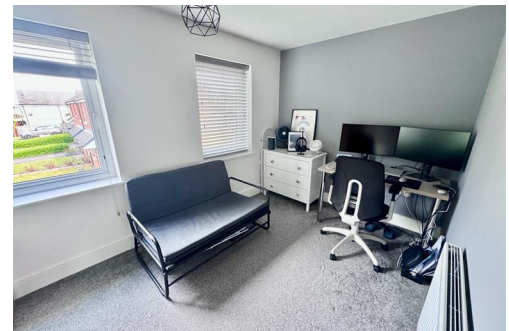
Bedroom 2

Family Bathroom

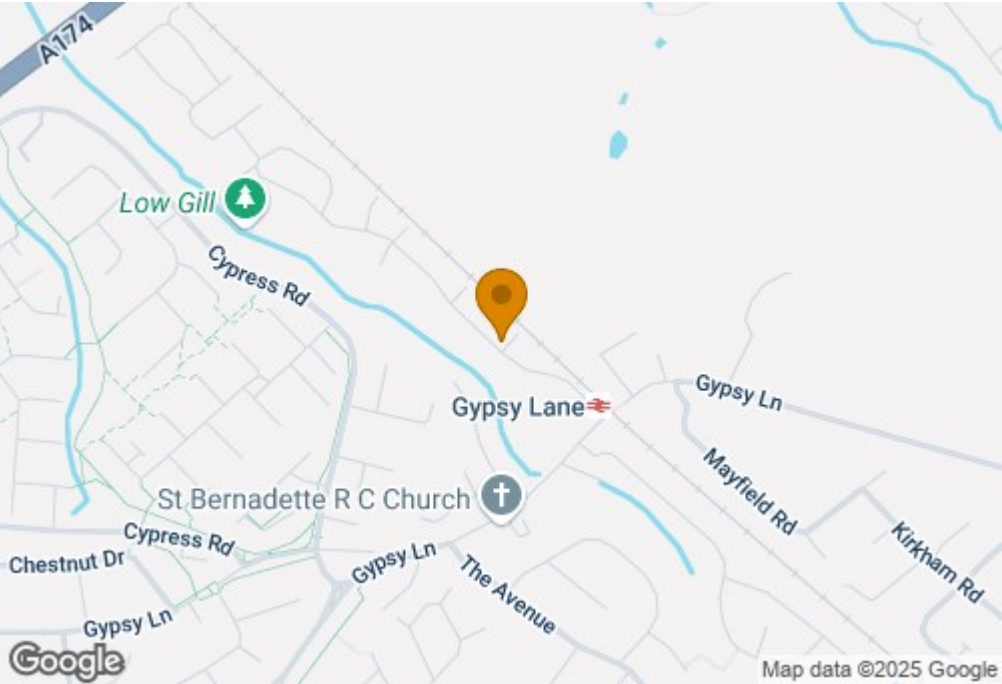
Outside

Off Street parking to Front Elevation

Enclosed Rear Gardens



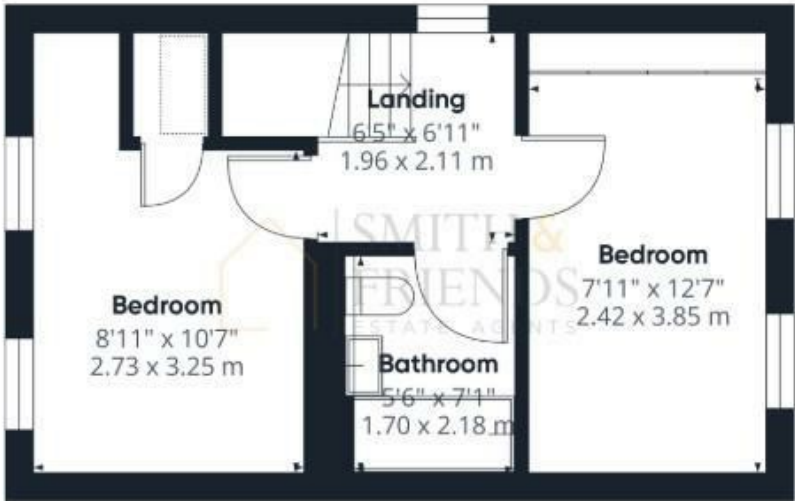
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
642 ft<sup>2</sup>  
59.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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		96
(81-91) B	82	
(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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