



**\*\* CHAIN FREE\*\* IDEAL INVESTMENT OR FIRST PURCHASE\*\*** This Three bed Terraced property is located close to local amenities and schools. The accommodation comprises of: Entrance hall, downstairs toilet, lounge, dining room and kitchen. To the first floor there are Three good sized bedrooms and a family bathroom. Externally are enclosed gardens to front and rear.

**Fosdyke Green, Middlesbrough, TS3 0RX**  
**3 Bed - House - Terraced**  
**£75,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**

**SMITH & FRIENDS**  
 ESTATE AGENTS

Fosdyke Green, Middlesbrough, TS3 0RX



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		80
(81-91) B		
(69-80) C	67	
(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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