



Ideal for first-time buyers or growing families, this well-proportioned three-bedroom home is offered to the market with the added benefit of no forward chain. Situated in a convenient location close to a range of local amenities and schools, the property offers comfortable and versatile accommodation throughout.

Upon entering, you are welcomed into a spacious lounge, providing an ideal space for relaxing and entertaining. The ground floor also features a kitchen/diner, offering plenty of room for family meals and everyday living.

To the first floor are three bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a family bathroom and a separate WC for added convenience.

Externally, the property enjoys a low-maintenance rear garden, complete with a patio and decking area, creating the perfect space for outdoor dining, entertaining or simply relaxing.

With its convenient location, spacious accommodation and no onward chain, this property is not to be missed.

Thursby Drive, Middlesbrough, TS7 9JJ

3 Bed - House - Mid Terrace

£95,995

EPC Rating: B

Council Tax Band: A

Tenure: Freehold



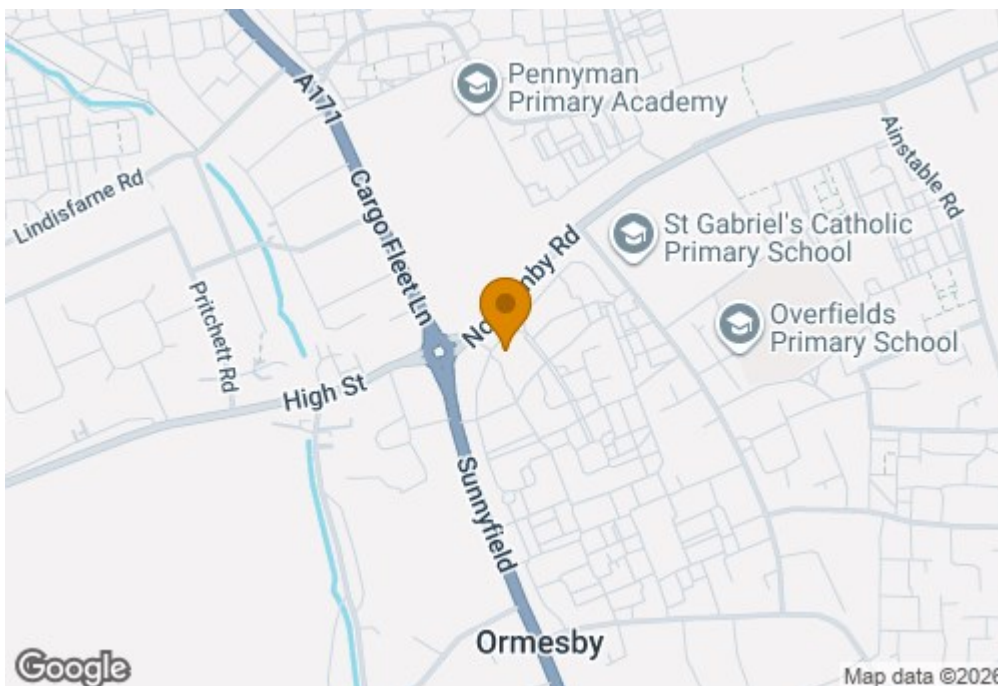
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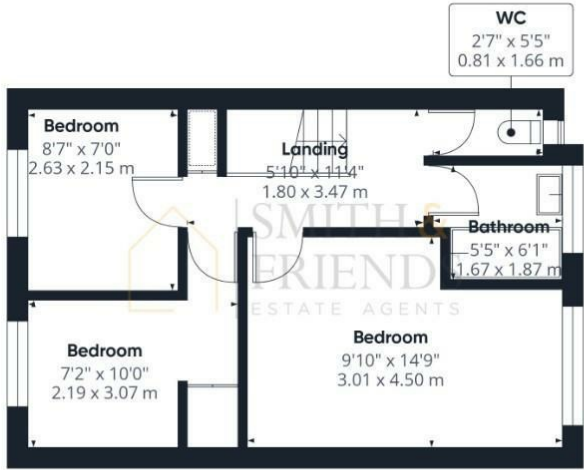


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
745 ft²
69.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
(81-91) B	85	85
(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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