



## Kildwick Grove, Park End, Middlesbrough, TS3 7SD

**ATTENTION INVESTORS AND FIRST TIME BUYERS!** This three bedroom semi-detached home is available with no onward chain. Located in the residential area of Park End, Middlesbrough, within easy walking distance of local supermarkets, schools and leisure facilities.

This property briefly comprises an entrance hall, lounge and kitchen, with three well-proportioned bedrooms and a family bathroom with a separate bath and shower on the first floor.

Additional benefits include gas central heating and double glazing throughout.

Externally, the home offers gardens to the front, side and rear, with an enclosed south-westerly facing rear garden and patio, ideal for enjoying the afternoon and evening sun.

£89,950



# Kildwick Grove, Park End, Middlesbrough, TS3 7SD

## HALLWAY

## LOUNGE

13'11" x 12'6" (4.24m x 3.81m)

## KITCHEN

19'11" x 6'10" (6.07m x 2.08m)

## BEDROOM ONE

12'6" x 10'8" (3.81m x 3.25m)

## BEDROOM TWO

9'2" x 9'1" (2.79m x 2.77m)

## BEDROOM THREE

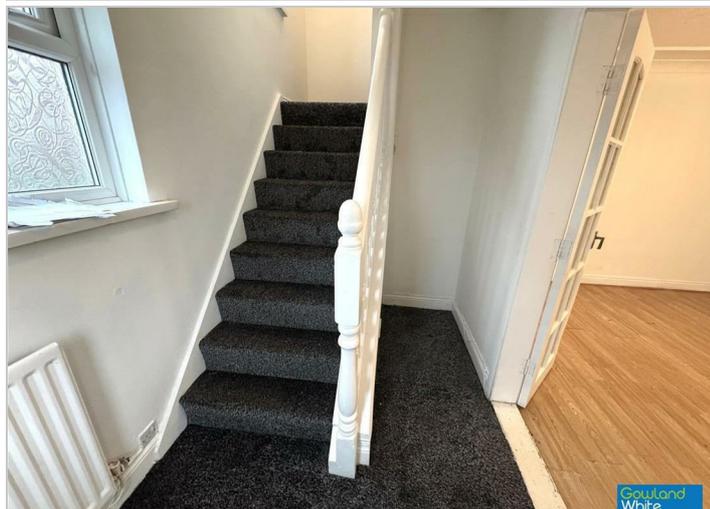
11'2" x 6'11" (3.40m x 2.11m)

## BATHROOM

6'9" x 8'5" (2.06m x 2.57m)

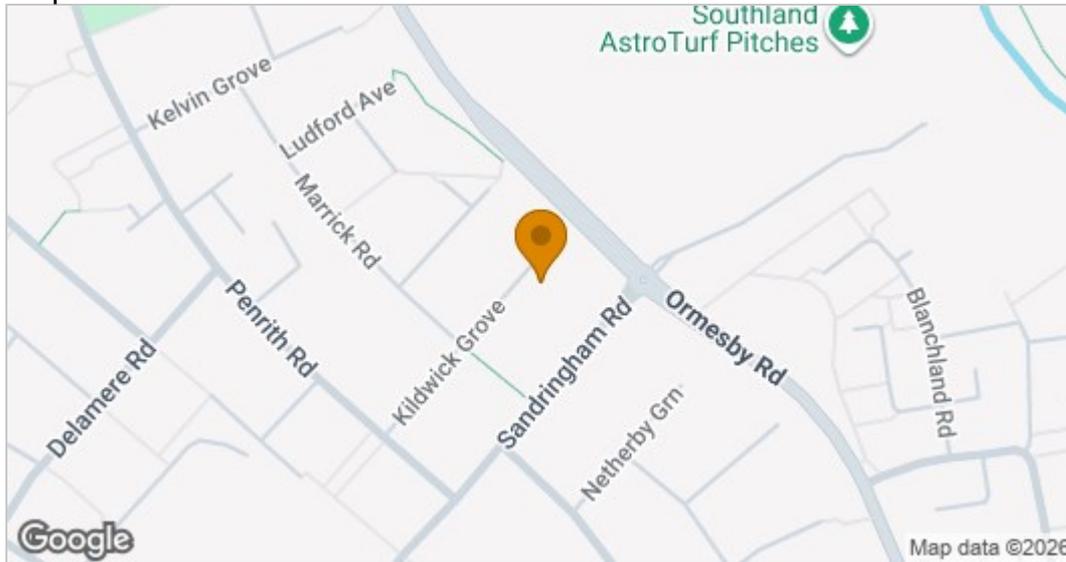
## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



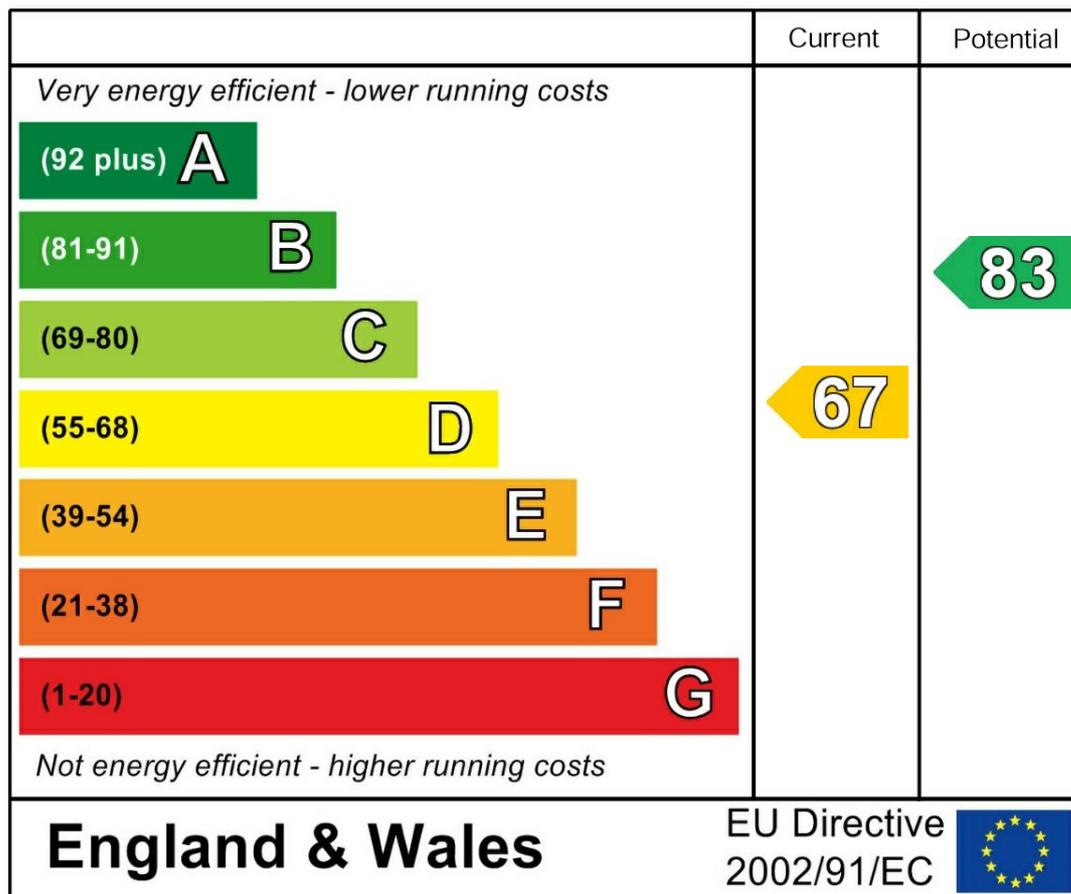


Map



EPC graph

## Energy Efficiency Rating



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.