



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and sought after property occupying an excellent plot. The home sits at the head of this popular Marton cul-de-sac and is within easy reach to local amenities and well regarded schools. The home benefits from a new boiler installed in 2021, a gas fire fitted in June 2021, fully alarmed throughout and has three security cameras surrounding the property. The extensive and immaculate ground floor layout offers a spacious hallway entrance, a generous size open plan living room/diner with stunning gas fire feature fire, a separate dining room currently used as a study, downstairs cloakroom/WC and a well-designed, modern kitchen with access to the garden. The first floor landing is well proportioned with four good size bedrooms, along with an en-suite shower room to the master bedroom and a attractive family bathroom fitted with a three piece suite . Externally to the front of the property is a well maintained garden with extensive parking for up to 6 vehicles leading to a detached double garage fitted with electric. To the rear of the property is an impressive garden, perfect for all your families needs and lined with mature shrubs and trees. Viewings come recommended to fully appreciate.

FLOORPLAN TO FOLLOW.

Eagle Park, Middlesbrough, TS8 9NT

4 Bedroom - House - Detached

£325,000

EPC Rating:

Tenure: Freehold

Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

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www.smith-and-friends.co.uk

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. We 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

