



SMITH & FRIENDS OFFER TO THE MARKET this highly unique and characterful Grade II listed three bedroom cottage which is offered with the benefit of NO CHAN INVOLVED. While retaining many of its original traditional features, the property is situated just off Gunnergate Lane, together with adjoining properties and barn conversions forms part of an exclusive small development of quality houses built in the early 1990s. The deceptively spacious living accommodation comprises of; entrance hall, lounge (with multi fuel cast iron fire), attractive fitted kitchen with pantry and laundry room/utility to the ground floor. To the first floor; two double bedrooms and four-piece family bathroom with a cast iron spiral staircase from the landing up to the large third bedroom in the attic; which has been sympathetically converted with exposed beams. Externally to the front & rear are gardens which is mainly laid to to lawn, a small summerhouse and a garage. Viewings come highly recommended to fully appreciate.

Rosemoor Close, Marton, Middlesbrough, TS7 8LQ
3 Bed - House - Semi-Detached
£247,500
EPC Rating: E
Council Tax Band: C
Tenure: Freehold



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Hallway

Lounge

17'9 x 14'11 (5.41m x 4.55m)

Window to front aspect, alcove with cast iron multi fuel fire and radiator.

Kitchen

17' x 8'5 (5.18m x 2.57m)

Recently fitted with a range of white high gloss wall, base and drawer units and solid woodblock worktops and co-ordinated splash back tiling. Inset Belfast sink, gas cooker point, space for fridge and freezer and plumbing for dishwasher. A large pantry, window to rear aspect and solid wood door.

Laundry/Utility Room

White high gloss wall and base units with solid woodblock worktops, plumbing for washing machine, heated towel rail and baxi combi boiler.

First Floor

Landing

Access to two bedrooms, family bathroom and cast iron spiral staircase leading to attic room.

Bedroom 1

16'2 x 10'7 (4.93m x 3.23m)

Window to front aspect, built in storage and radiator.

Bedroom 2

14' x 8'6 (4.27m x 2.59m)

Window to rear aspect, fitted wardrobes and radiator.

Family Bathroom

Stunning white and chrome suite comprising of; double shower with wall mounted shower. Free standing bath, wash hand basin with vanity storage and low level WC. Window to front aspect and a towel rail radiator.

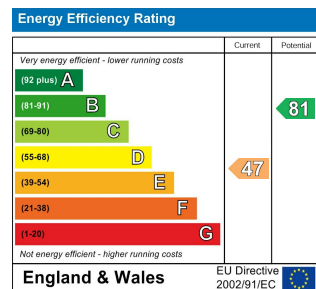
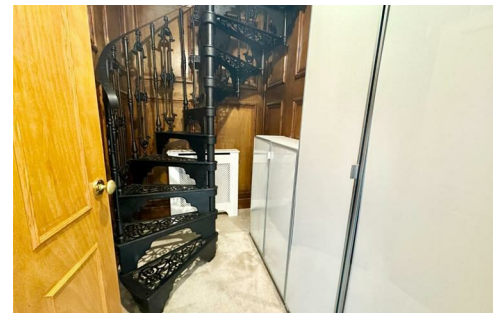
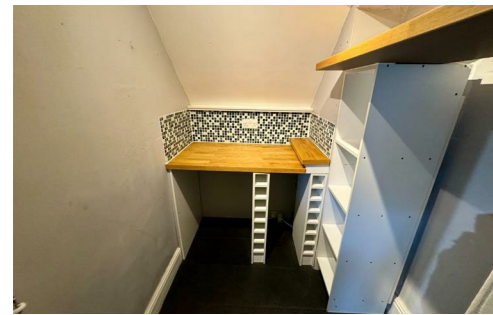
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22'3 x 16'8 (6.78m x 5.08m)

Window to side aspect.

Externally

Enclosed front and rear gardens which are mainly laid to lawn. The rear garden affording a good degree of privacy and a suntrap in the Summer months. Single garage with power and lighting is accessed to the side of the property.



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.

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