



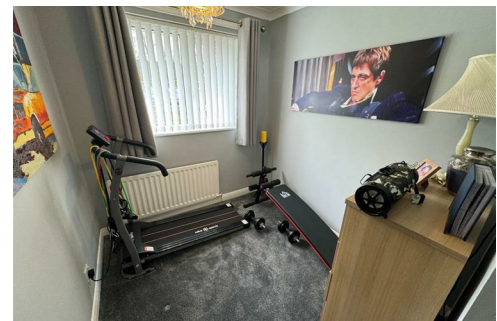
SMITH & FRIENDS are delighted to offer to the market this well presented and spacious three bedroom semi detached property situated in the ever so popular Marton Manor. The living accommodation briefly comprises an entrance hall, lounge opening to the dining room, extended fitted kitchen breakfast room and a UPVC double glazed conservatory with access to the garden. To the first floor there are three bedrooms and a modern family bathroom fitted with a white three piece suite. Externally there is a double width block paved driveway providing off street parking for 2 vehicles leading to a single attached garage which can also be accessed from an internal door in the property. To the rear of the property is a fantastic well maintained and spacious garden which is mainly laid to lawn with decked area and small summer house. Viewings come highly recommended to fully appreciate.

**Bryony Grove, Marton-In-Cleveland, Middlesbrough, TS7
8SW**
3 Bed - House - Semi-Detached
£179,950
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bryony Grove, Middlesbrough, TS7 8SW



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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(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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