



SMITH & FRIENDS are delighted to offer to the market this four bedroom detached property situated in Marton and offered with the benefit of NO CHAIN INVOLVED. The spacious living accommodation briefly comprises; entrance porch leading to entrance hallway, downstairs WC, living room with lift to the first floor and separate dining room, kitchen and integral garage. To the first floor landing are four well proportioned bedrooms and the bathroom/WC. To the rear of the property is a generous size garden which is mainly laid to lawn and lined with mature shrubs and trees. To the front of the property is a driveway and garden. Viewings come highly recommended to fully appreciate. Please note the property will be sold as soon.

Rosewood Court, Middlesbrough, TS7 8QR

4 Bedroom - House - Detached

£215,000

EPC Rating: D

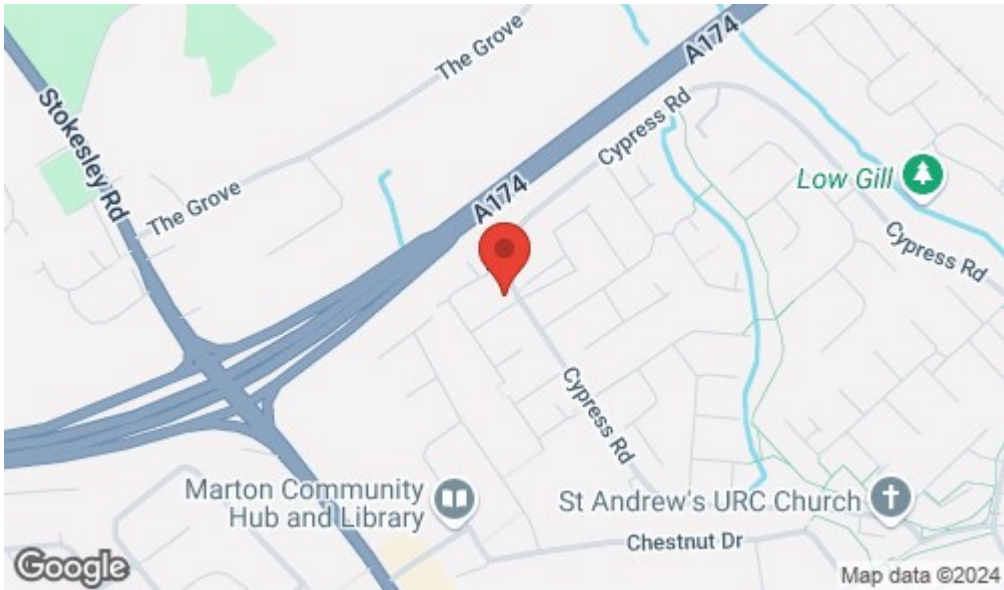
Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		
(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	

