

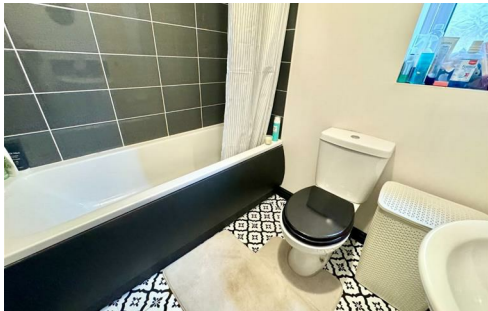


SMITH & FRIENDS are delighted to offer to the market this well proportioned four bedroom detached property built to the "Cavan" design by Miller Homes. The modern living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs WC, utility room, spacious living room with dual aspect windows and an attractive open plan kitchen/dining room with doors to the garden. To the first floor landing are four bedrooms, the master bedroom benefitting from an en-suite shower room and separate master bathroom. Externally to the front of the property is a driveway providing parking for multiple vehicles leading to a single detached garage. To the rear is a larger than average garden which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

Millennium Green View, Middlesbrough, TS3 8RJ
4 Bed - House - Detached
£195,000
EPC Rating: B
Council Tax Band: C
Tenure: Freehold

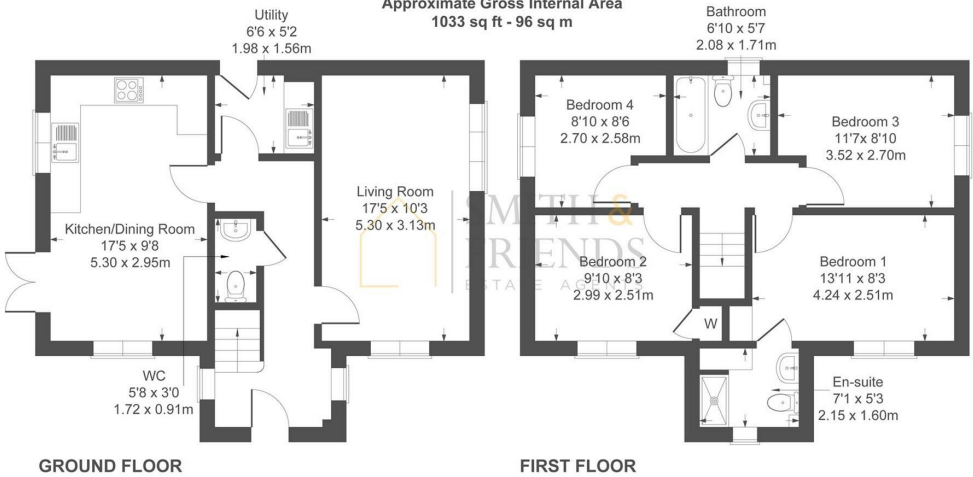


Millennium Green View, Middlesbrough, TS3 8RJ



Millennium Green View

Approximate Gross Internal Area
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		93
(81-91) B	82	
(69-80) C		
(55-58) D		
(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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