



SMITH AND FRIENDS are delighted to offer to the market this four bedroom detached property situated on this highly sought after estate. The spacious accommodation briefly comprises of entrance hallway, downstairs WC, lounge, open plan kitchen/diner with access to the rear garden. To the first floor landing are four bedrooms, with the master bedroom benefiting from an en suite and a separate family bathroom. Externally to the front is a double drive providing parking for two cars leading to the half garage. To the rear is a generous sized rear garden. Viewings come highly recommended to fully appreciate.

Stewart Park Avenue, Middlesbrough, TS4 3FD

4 Bed - House - Detached

£262,500

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Stewart Park Avenue, Middlesbrough, TS4 3FD

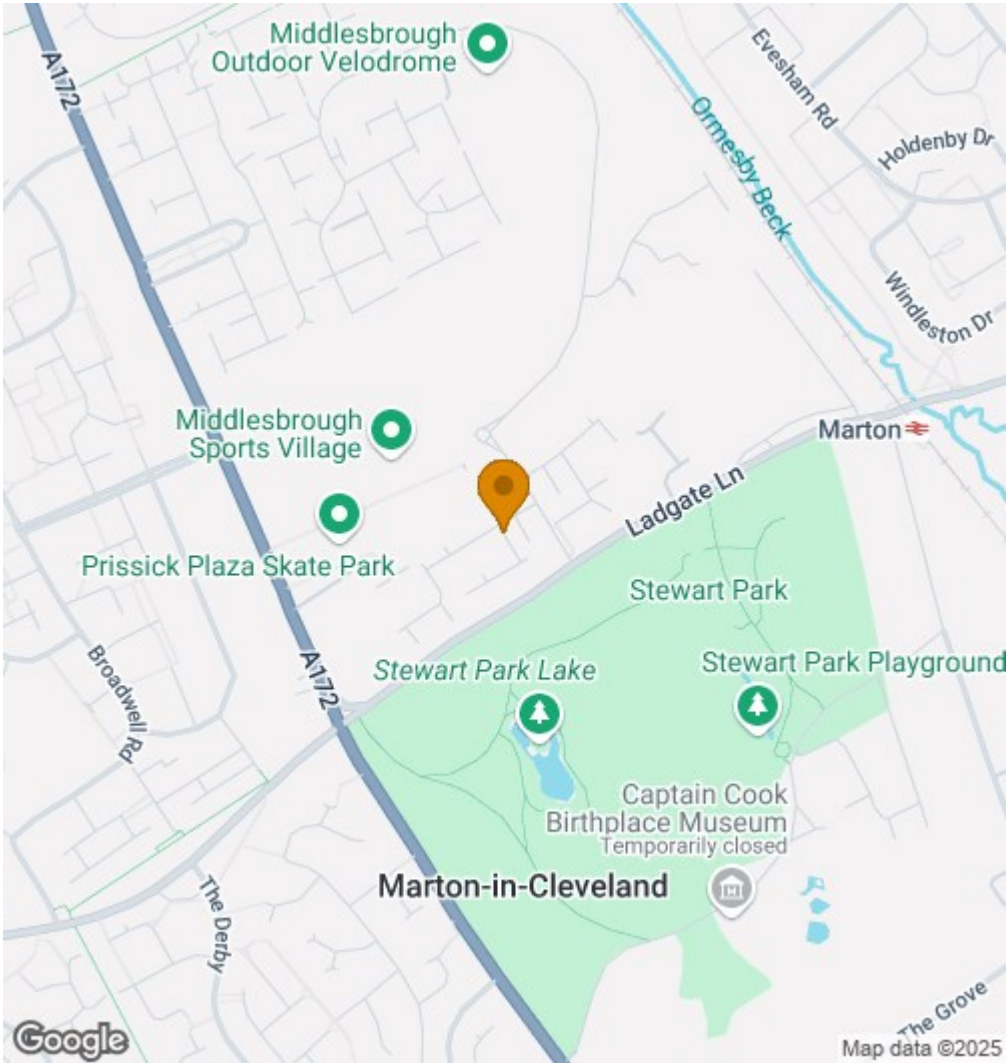


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 Estate Agents 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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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