

SMITH & FRIENDS are delighted to offer to the market this four bedroom detached property situated on this highly sought after new build estate. The property is within close proximity to local amenities and motorway links. The spacious accommodation comprises of; entrance hallway, downstairs WC, living room, open plan kitchen/diner with access to the garden and utility room. To the first floor landing are four double bedrooms, the master bedroom benefits from a dressing area and en suite shower room and a separate family bathroom. Externally to the front is a driveway providing parking for 2 cars leading to the garage. To the rear is a generous size garden which is a perfect for anyone looking to put their own stamp on. Viewings come highly recommend to fully appreciate.

Redpath Gardens, South Bank, TS6 9FE

4 Bedroom - House - Detached

£255,000

EPC Rating: B

Tenure: Freehold

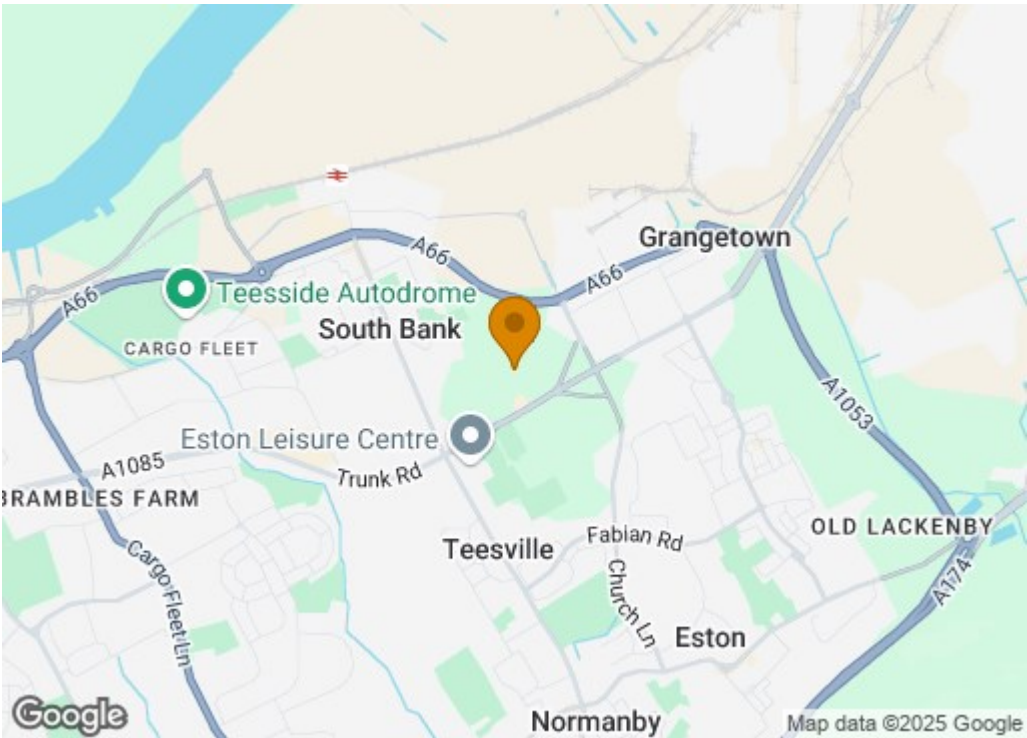
Council Tax Band: D



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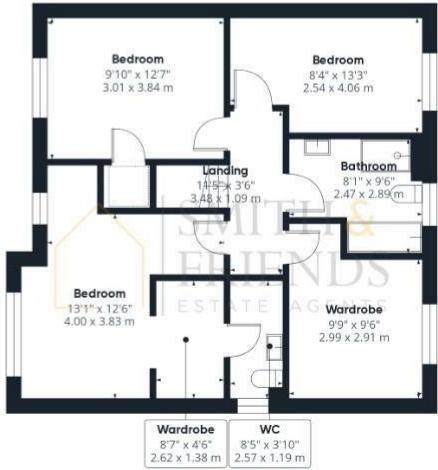
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1180.69 ft²
109.69 m²

Reduced headroom
12.07 ft²
1.12 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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SMITH &
FRIENDS
ESTATE AGENTS