



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom semi detached property in Marton occupying a fantastic plot within a quiet cul-de-sac in the popular area of Marton. Internally the spacious living accommodation briefly comprises; entrance hall, living room, modern open plan kitchen/diner with doors to the garden , three first floor bedrooms and a modern bathroom comprising of a three piece suite. Externally to the front of the property is an open plan front garden with a gravelled driveway to the side providing parking for one car and leading to a double gates. To the rear is a generous size garden offering a high degree of privacy which is mainly laid to lawn, lined with mature shrubs and trees and paved seating areas. Viewings come highly recommended to fully appreciate.

Blairgowrie, Middlesbrough, TS8 9XU

3 Bed - House - Semi-Detached

£165,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

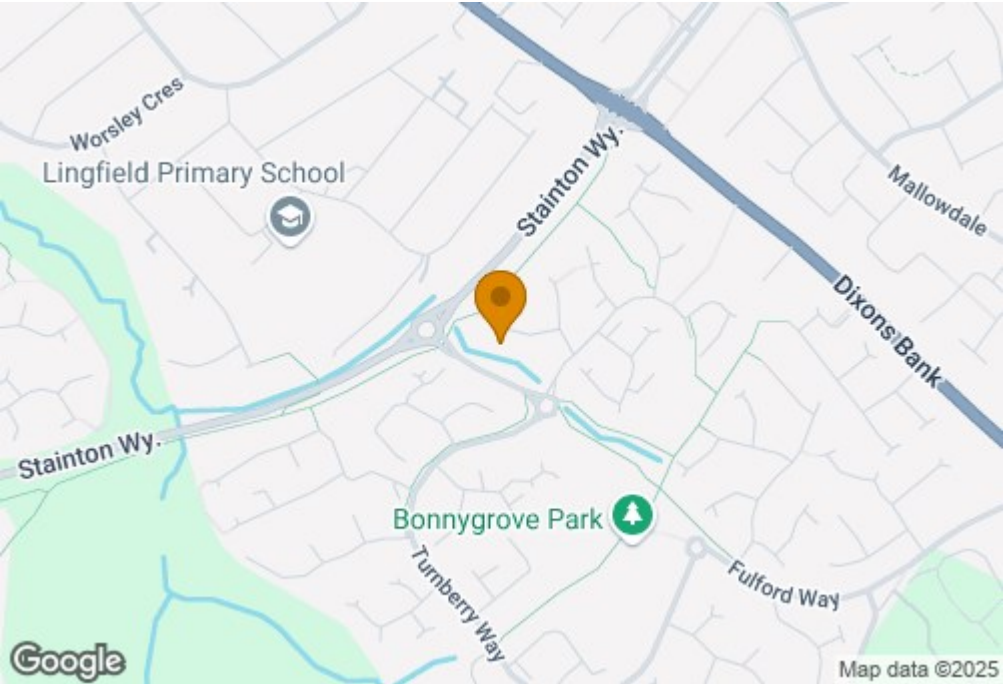


**SMITH &
FRIENDS**
ESTATE AGENTS

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Approximate total area⁽¹⁾
718.27 ft²
66.73 m²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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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