



Smith and Friends are delighted to offer for sale this spacious and light Semi Detached Property located in the desirable area of Marton close to local amenities including schools and shops and local transport links such as buses and railways. The accommodation comprises entrance porch, Lounge, Dining Room, fitted kitchen breakfast area with built in fridge and dishwasher, utility Room, downstairs cloakroom/ WC. To the first floor are well proportioned, spacious and light bedrooms with house bathroom. Outside there are well stocked gardens to the front and rear with detached garage.

Viewing is strictly with Smith and Friend's Middlesbrough.

Pinewood Road, Middlesbrough, TS7 8DB

5 Bedroom - House

£220,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Pinewood Road, Middlesbrough, TS7 8DB



Entrance Porch

Lounge

Dining Room

Breakfast Kitchen

Utility Room

Cloakroom/ WC

First Floor

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1272.64 ft²
118.23 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. 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		
(81-91) B		
(69-80) C	72	82
(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