



SMITH & FRIENDS are delighted to offer for sale this beautifully presented property built by Miller Homes to the "Rowan" design. The home is within easy reach to Stewarts Park, local amenities and motorway links. The home has had various upgrades throughout and including gas central heating, double glazing and a burglar alarm system. The well planned living accommodation briefly comprises; entrance hallway, living room, separate study, an open plan kitchen/dining room, perfect for entertaining with upgraded kitchen, French doors opening to the rear garden and access to the separate utility area. To the first floor is a generous landing with access to four bedrooms, the master bedroom has the benefit of an en-suite shower room and a separate family bathroom which benefits from a bath and shower. Externally to the front of the property is a lovely outlook, overlooking a playing field. There is also extensive parking for number of vehicles leading to a single garage. To the rear of the property is a large, well maintained garden which is mainly laid to lawn with a paved seating area. Viewings come highly recommended to fully appreciate.

Foxglove Close, Middlesbrough, TS4 3TT

4 Bedroom - House - Detached

Offers Over £330,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



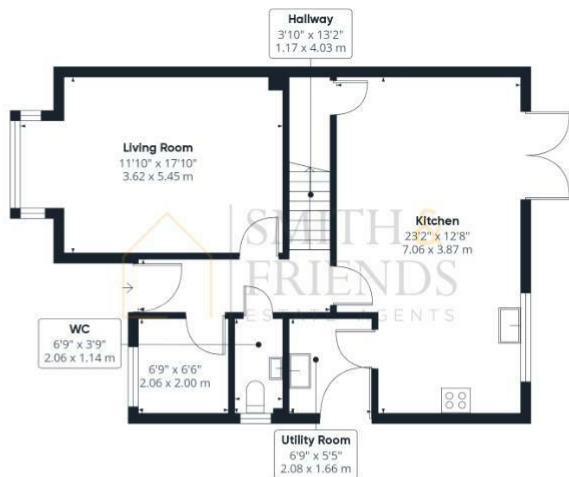
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www.smith-and-friends.co.uk



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Approximate total area⁽¹⁾
1285.85 ft²
119.46 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 are based on RICS IPMS 3C standard.

GIRAFFE360

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		92
(81-91) B	85	
(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