

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Marton. The deceptively spacious living accommodation briefly comprises; entrance hall, living room, modern open plan kitchen/dining room with access to the garden. To the first floor landing are three bedrooms, the master bedroom benefitting from an en-suite shower room and modern bathroom fitted with a three piece suite. Externally to the front of the property is a pleasant garden with parking to the side leading to a detached single garage. To the rear is a generous size garden which is paved area with astro-turf. Viewings come highly recommended to fully appreciate.

**Evergreen Way, Middlesbrough, TS8 9ZD**

**3 Bed - House - Semi-Detached**

**£202,500**

**EPC Rating: B**

**Council Tax Band: C**

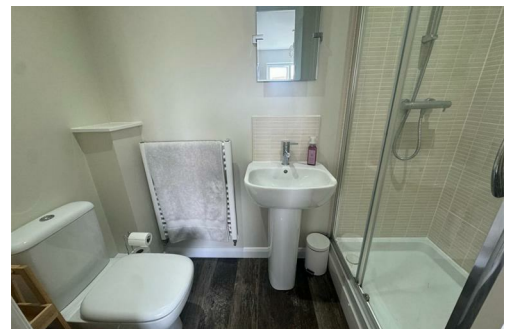
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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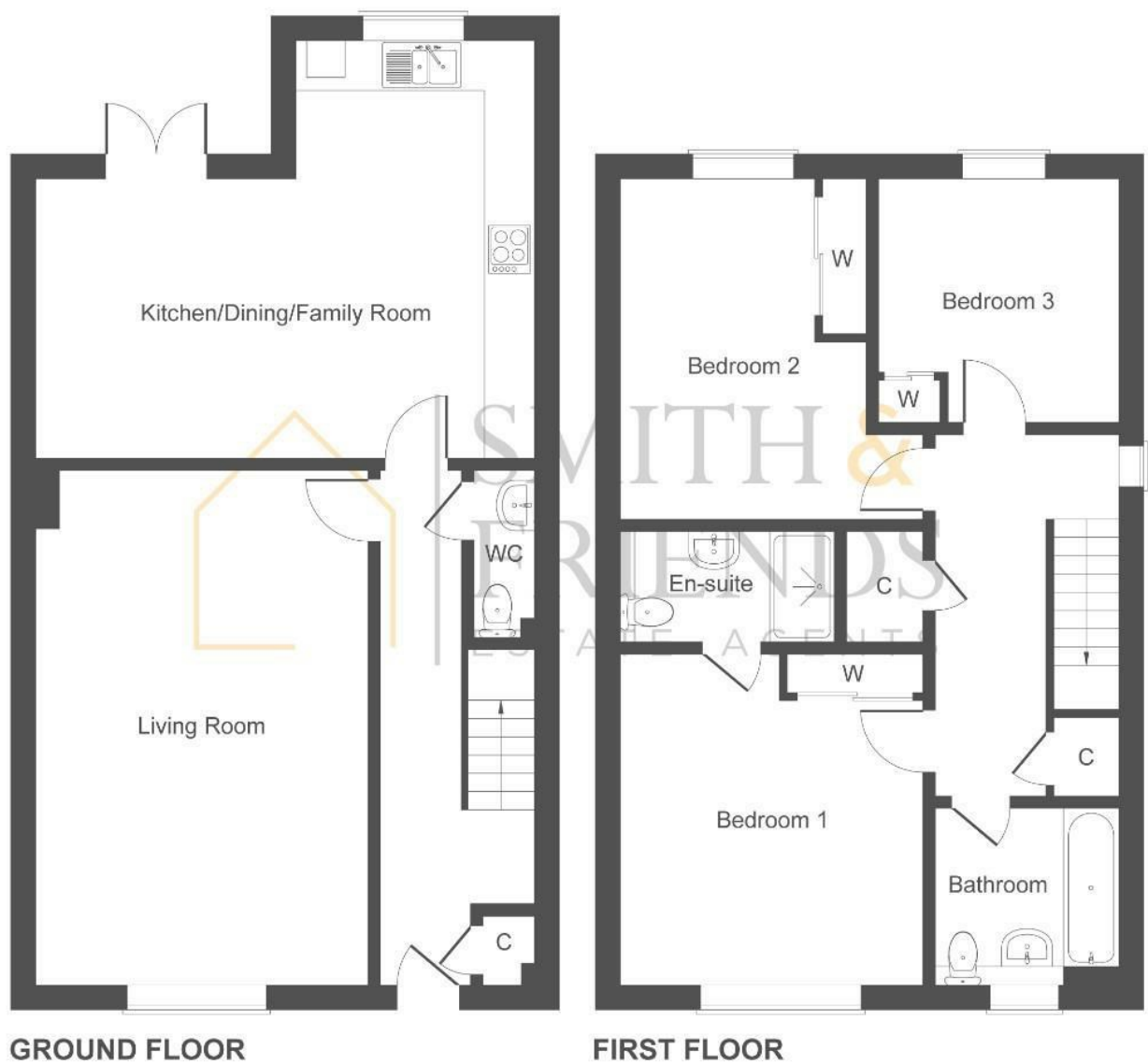
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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## Evergreen Way



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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		94
(81-91) B	82	
(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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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