

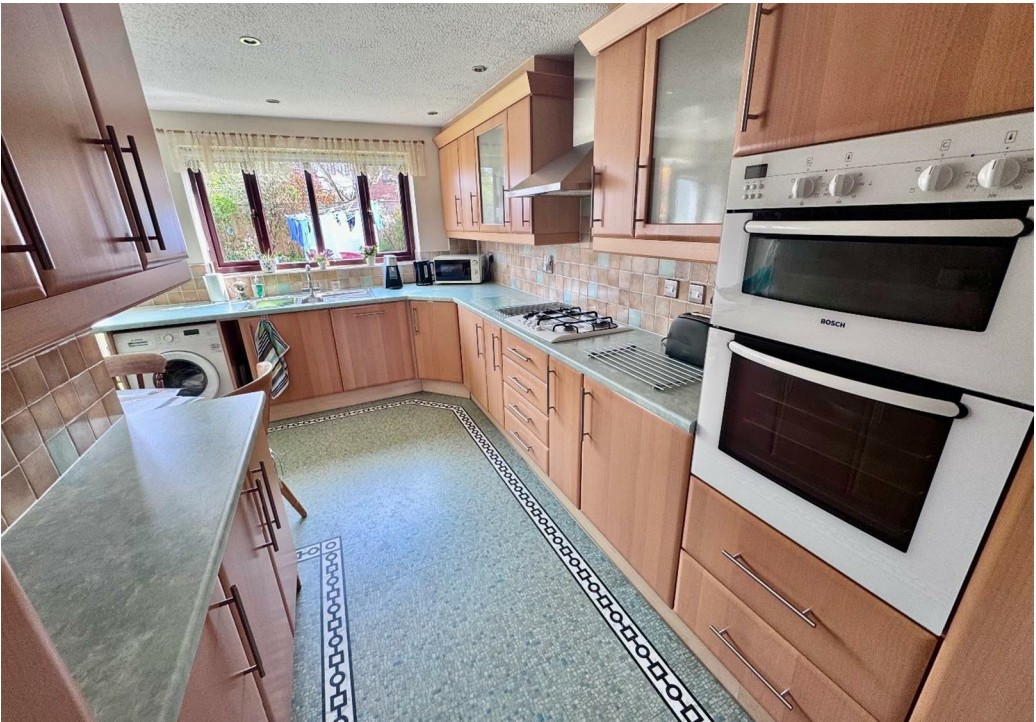


**Eagle Park, Marton-In-Cleveland, TS8 9QS**  
**4 Bed - House - Detached**  
**O.I.R.O £310,000**

**Council Tax Band: E**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Eagle Park, Marton-In-Cleveland, TS8 9QS

SMITH & FRIENDS are delighted to offer to the market this beautifully presented and sought after property occupying a favourable plot. The home is well placed within this popular Marton development and is within easy reach to local amenities and well regarded schools. The home benefits from uPVC DG and GCH . The versatile and well planned layout will appeal to a variety of potential buyers and comprises of: a entrance hallway, downstairs cloakroom WC. generous 25ft lounge opening onto the rear garden, , dining room and well fitted kitchen. To the first floor, the landing is well proportioned with four good size bedrooms, along with an en-suite shower room to the master bedroom and an attractive family bathroom fitted with a three piece suite . Externally the open plan front garden is laid to lawn with well stocked borders and Blockpaver driveway leading to the single garage . The enclosed rear garden is laid to lawn with established borders and sunny patio area. Viewings come recommended to fully appreciate.

### Entrance porch

### Lounge

25'0" x 11'9" (7.63m x 3.59m)

### Breakfast Kitchen

15'0" x 13'0" (4.59m x 3.97m )

### Cloakroom WC

2'10" x 5'4" (0.88m x 1.64m )

### Dining Room

9'6" x 12'0" (2.91m x 3.68m)

### First Floor

### Master Bedroom

14'1" x 10'5" (4.30m x 3.20m )

### En-Suite

### Bedroom

8'11" x 10'6" (2.72m x 3.22m )

### Bedroom

9'6" x 9'8" (2.91m x 2.95m )

### Bedroom

13'0" x 9'11" (3.98m x 3.03m )

### Outside

### Front Garden

### Rear Garden

### Drive + Garage

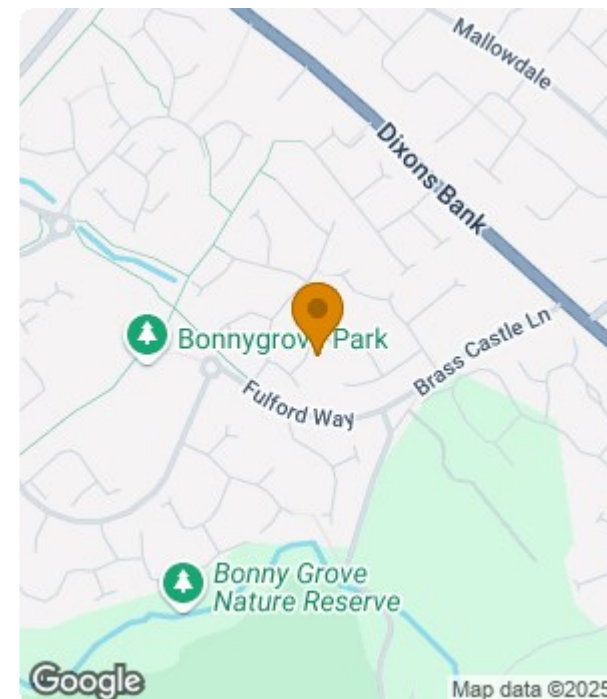




Ground Floor



Floor 1



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 |           |

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.

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