



****REDUCED BY £10,000 FROM ORIGINAL ASKING PRICE****SMITH AND FRIENDS are delighted to offer to the market this immaculately presented one bedroom ground floor flat which is well presented throughout and ready to move into. The property would appeal to a variety of buyers including first time buyers, investors looking for a buy to let investment or anyone looking to downsize. The living accommodation briefly comprises; communal entrance, open plan lounge a stunning kitchen, rear utility room, modern fitted shower room featuring a walk-in shower, WC, pedestal wash hand basin and one double bedroom. The property benefits from prime Stainton village location, an allocated parking space, front and rear gardens and low maintenance fees.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING.

LEASEHOLD TENURE
EPC RATING E
COUNCIL TAX BAND A

Cedarwood Glade, Stainton, Middlesbrough, TS8 9DJ

1 Bed - Flat

£69,995

EPC Rating: E

Council Tax Band: A

Tenure: Leasehold



Cedarwood Glade, Middlesbrough, TS8 9DJ



Cedarwood Glade



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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, conveyancing and removal 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		50	72
EU Directive 2002/91/EC			

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

