



SMITH AND FRIENDS are delighted to welcome to the market this modern and well presented three double bedroom detached house located in the popular area of Marton. The home has just been neutrally decorated, re carpeted to the landing & stairs and new flooring has been fitted in the lounge. In brief, the living accommodation comprises; entrance hallway with internal door to the garage, stunning fully equipped kitchen, good size living/dining room with French doors to the garden and stairs leading to the first floor. To the first floor landing are three double bedrooms and a modern shower room which is complete with a walk in shower, vanity unit and WC. Externally to the front of the property is lawn and mature trees & shrubs with leading to an integral garage. To the rear of the property is a generous size garden which has been well maintained and also has a patio area. Viewings come highly recommended to fully appreciate.

Eagle Park, Middlesbrough, TS8 9QT

3 Bedroom - House - Detached

£205,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*



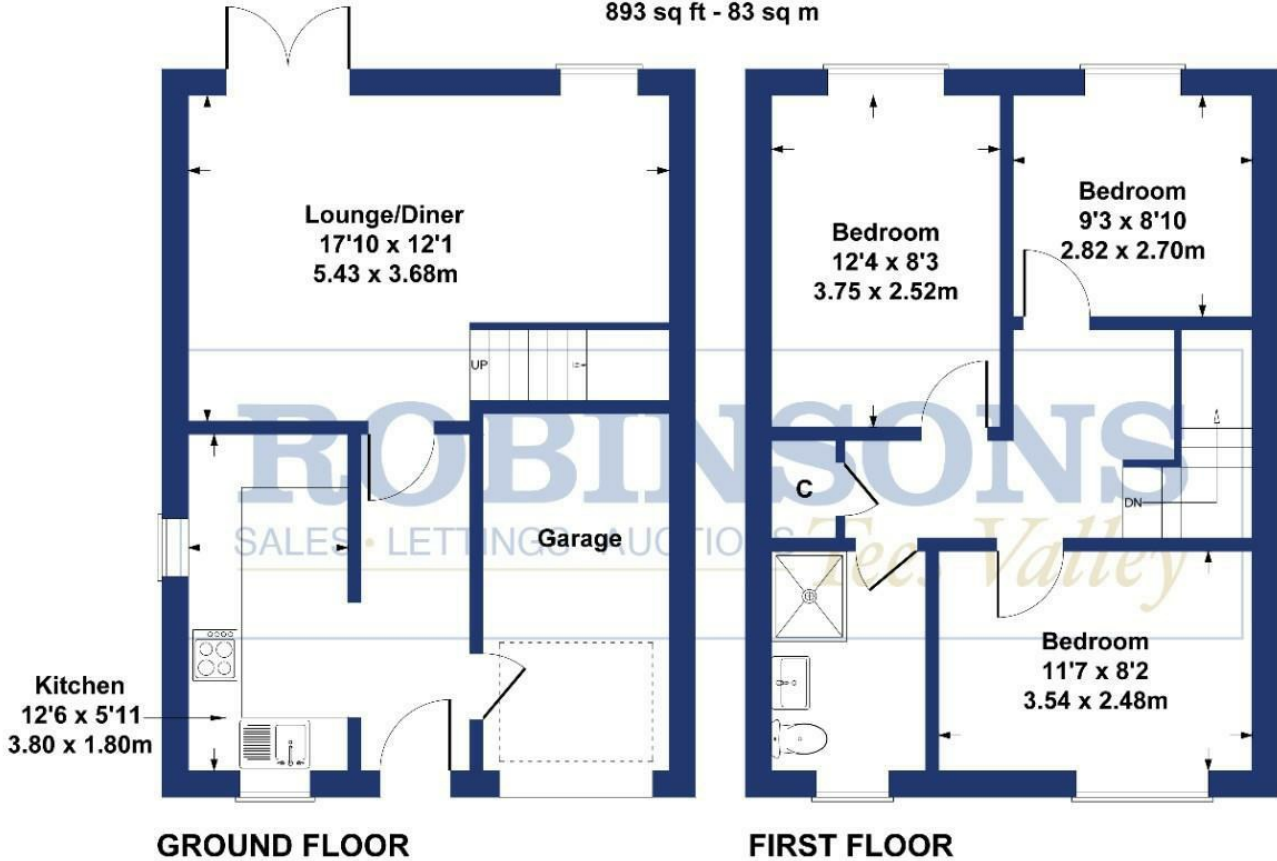
Eagle Park, Middlesbrough, TS8 9QT



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Eagle Park

Approximate Gross Internal Area
893 sq ft - 83 sq m



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. 2022

| 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 | | | |
| | | 71 | 86 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Robinsons Tees Valley
Middlesbrough Sales, TS7 8DX
01642 313666
middlesbrough@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk