



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and incredibly spacious detached property boasting 1173.27 sq ft of elegant living space across 2 well-distributed floors. This beautifully presented home is built to the 'Coatham' design situated on this popular estate in Hemlington. Comprising 4 generously proportioned bedrooms and 2 bathrooms, this home offers a floor plan designed for comfort and functionality. The ground floor accommodation provides a stunning open plan kitchen/diner with access to the garden, an inviting living room to the front aspect, a downstairs cloakroom/WC and a water closet for convenience. The first floor consists of 4 bedrooms to accommodate a growing family or visiting guests. Alongside this, are 2 bathrooms and an excellent walk in wardrobe to the master bedroom. Externally to the rear of the property is a good size garden mainly laid to lawn with a paved area and to the front of the property is garden with parking for 2 cars leading to a single garage. Viewings come highly recommended to fully appreciate.

Wight Grove, Middlesbrough, TS8 9LY

4 Bedroom - House - Detached

£255,000

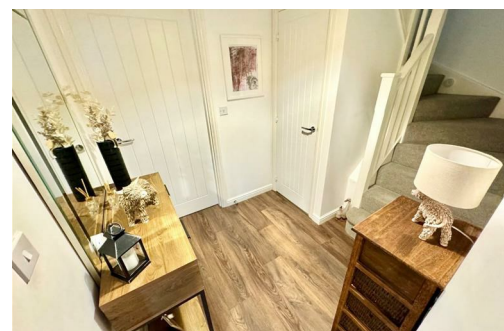
EPC Rating: B

Tenure: Freehold

Council Tax Band: D



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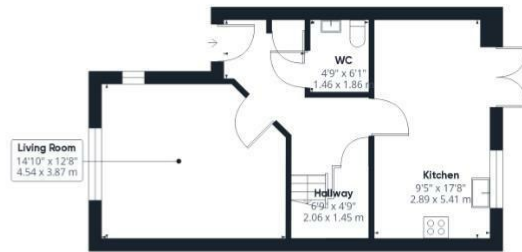


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Ground Floor



Floor 1

Approximate total area[®]
1181.61 ft²
109.78 m²

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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

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.

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