



Newham Crescent, Marton-In-Cleveland, TS7 8EY
3 Bed - House - Semi-Detached
Offers Over £200,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

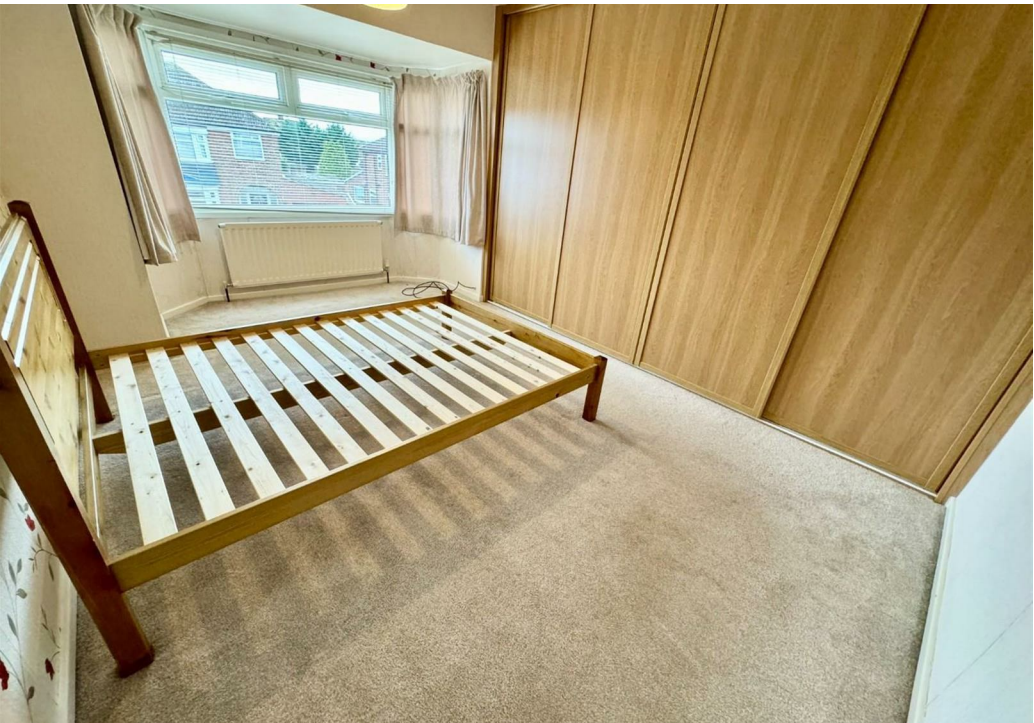
Newham Crescent

Marton-In-Cleveland Middlesbrough TS7 8EY

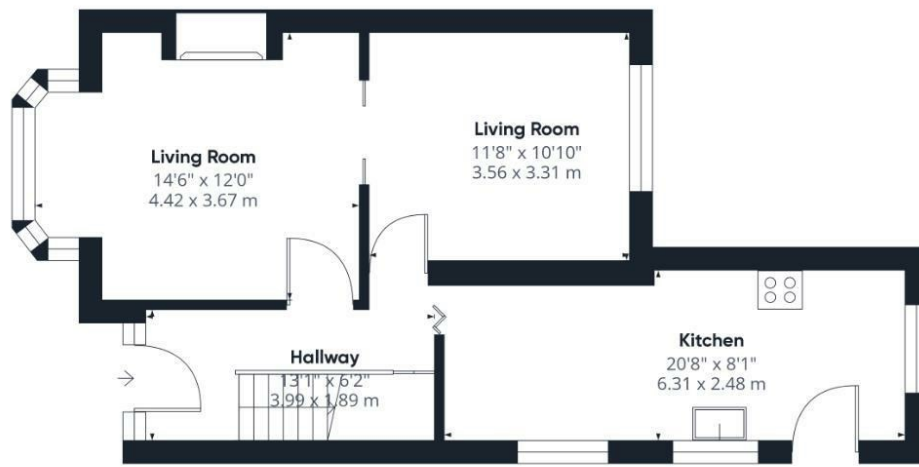
SMITH & FRIENDS are delighted to offer to the market this well proportioned and immaculate three bedroom semi detached property situated in Marton. The home is offered with NO CHAIN INVOLVED and would appeal to a variety of buyers looking for a home within close proximity to local amenities and schools. The spacious living accommodation briefly comprises; spacious entrance hallway with stairs to the first floor, two fantastic receptions rooms and an attractive kitchen/diner to access to the garden. To the first floor landing are three bedroom and a modern bathroom and separate WC. Externally, the property occupies an excellent plot with a garden and driveway to the front providing off street parking for one vehicle leading to the garage. To the rear of the property is a generous size garden which is mainly laid to lawn, with patio areas and lined with mature shrubs and borders. Please note any furniture in the property can be sold at separate negotiations. Viewings come highly recommended to fully appreciate.











Ground Floor

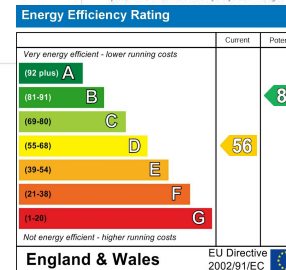


Floor 1

Approximate total area⁽¹⁾
974.99 ft²
90.58 m²

(1) 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.



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.

