



**Claremont Drive, Marton-In-Cleveland, TS7 8ND**  
**3 Bed - Bungalow - Detached**  
**£365,000**

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

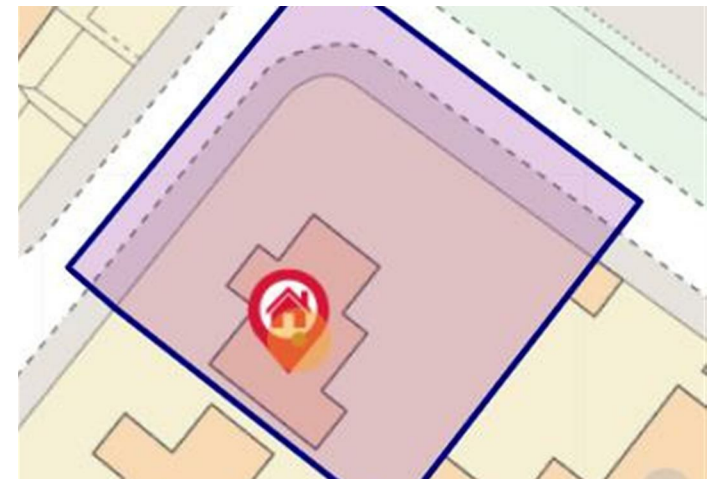


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# Claremont Drive Marton-In-Cleveland Middlesbrough TS7 8ND

## UNEXPECTADLEY BACK ON THE MARKET

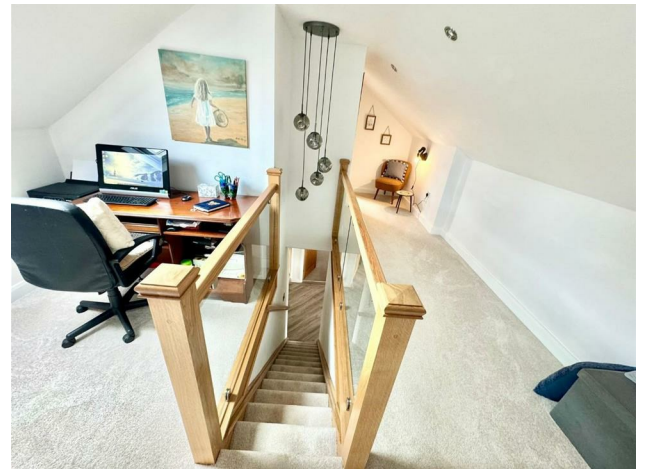
A fully refurbished three bedroom detached bungalow situated on the McInnis estate in Marton. The property boasts from beautiful 'Karndean' flooring, feature Oak internal doors, a full re-wire, brushed chrome sockets and has been fully re-plastered. The accommodation comprises; entrance porch with new French doors with replaced inserts leading the hall are new leading to the spacious hallway with stairs to landing, two double bedrooms to the ground floor, both with fitted wardrobes which were designed and created, an excellent size lounge with an accessible entertainment suite, feature electric fire with marble fireplace and dual aspect windows, a stunning fitted kitchen with solid grained units to base and all level with oak internal cupboards, integrated Russell Hobb 5-ring gas hob, Belling double oven, fridge/freezer, dish washer, 1 and 1/2 bowl silk sink with drainer, column radiator, a excellent island providing an ample seating area and plenty of kitchen space leading to the rear lobby, access to a double width garage which has a remote roller door. There is also a recently installed wall mounted 'Baxi' Combi Boiler and utility area which already has the plumbing. To complete the ground floor accommodation there is a downstairs cloakroom/WC, stunning family bathroom suite which has been refitted with a walk in cubicle with rainfall shower over, vanity sink unit, comfort height close coupled WC, and generous size panelled bath and a uPVC conservatory which has new French doors and power supply . To the first floor landing is an exceptional space currently used as a study area which is accessed by a panelled glass feature staircase and leads to the master bedroom. The master bedroom is a great size with the benefit of an en-suite shower room. Externally to the bungalow occupies an expansive plot with a beautiful mature rear garden mainly laid to lawn. To the front is a private garden with off street parking.















Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1502.74 ft<sup>2</sup>  
139.61 m<sup>2</sup>

Reduced headroom  
87.52 ft<sup>2</sup>  
8.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(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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