

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious four bedroom semi detached property situated on Gypsy Lane in Marton. This lovely home is within walking distance to local shops and well regarded schools with viewings come highly recommended to fully appreciate. The home benefits from recently fitted uPVC windows (apart from stained glass window), and doors, new roof and solar panels which are belied to be owned according to the vendor. The spacious living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor landing, three reception rooms, the rear with a cosy log fire surround and a modern fully equipped open plan kitchen/diner with access to the rear garden. To the spacious landing area you can access four bedrooms, one with the benefit of an en-suite shower room and an attractive bathroom fitted with a three piece suite. Externally to the front of the property is a driveway for off street parking for a number of vehicles leading to a detached single garage, with a full workshop to its rear. To the rear of the property the garden occupies an impressive, extensive plot which is mainly laid to lawn and lined with mature shrubs. There is also the benefit of paved seating areas and a large shed.

**Gypsy Lane, Middlesbrough, TS7 8NF**

**4 Bedroom - House - Semi-Detached**

**Offers Over £275,000**

**EPC Rating: C**

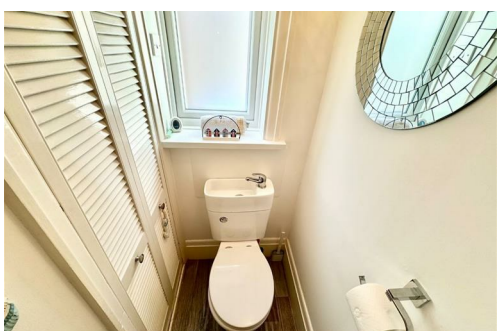
**Tenure: Freehold**

**Council Tax Band: D**

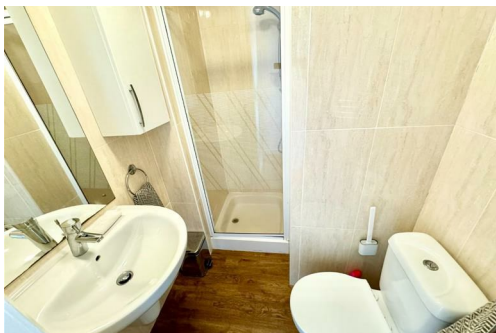


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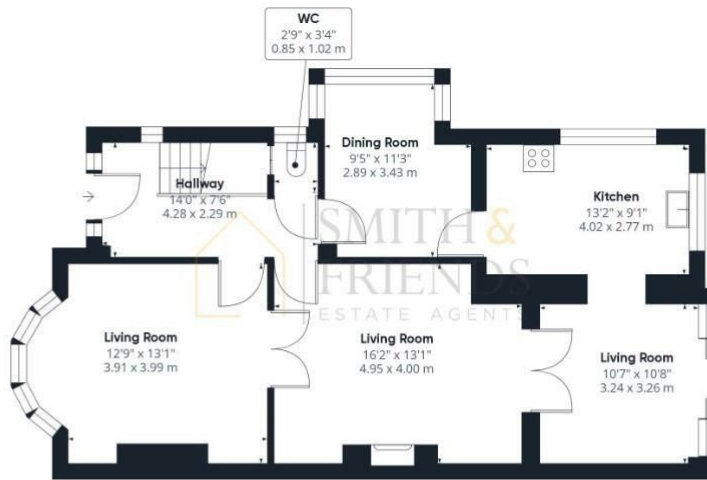


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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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Ground Floor



Floor 1

Approximate total area\*  
1305.68 ft<sup>2</sup>  
121.3 m<sup>2</sup>

(\* 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			
(81-91) B			
(69-80) C		76	79
(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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