



SMITH & FRIENDS OFFER TO THE MARKET this highly unique and characterful Grade II listed three bedroom cottage which is offered with the benefit of NO CHAN INVOLVED. While retaining many of its original traditional features, the property is situated just off Gunnergate Lane, together with adjoining properties and barn conversions forms part of an exclusive small development of quality houses built in the early 1990s. The deceptively spacious living accommodation comprises of; entrance hall, lounge (with multi fuel cast iron fire), attractive fitted kitchen with pantry and laundry room/utility to the ground floor. To the first floor; two double bedrooms and four-piece family bathroom with a cast iron spiral staircase from the landing up to the large third bedroom in the attic; which has been sympathetically converted with exposed beams. Externally to the front & rear are gardens which is mainly laid to lawn, a small summerhouse and a garage. Viewings come highly recommended to fully appreciate.

Rosemoor Close, Middlesbrough, TS7

8LQ

3 Bed - House - Semi-Detached

Offers Over £240,000

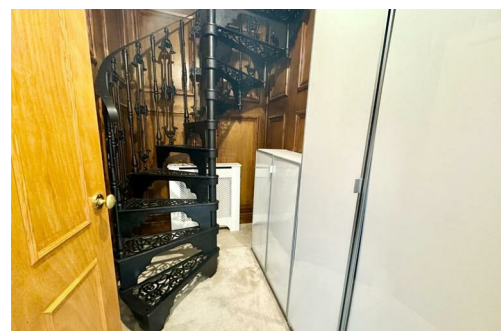
EPC Rating: E

Council Tax Band: C



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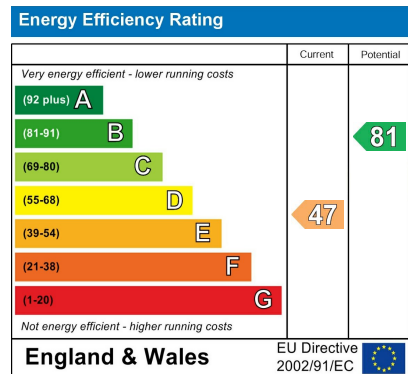
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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