



SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached property situated in Marton. The home occupies an impressive plot and the accommodation is well proportioned throughout appealing to growing families. The property is within walking distance to well regarded schools and local shops. In brief the floorplan comprises; lengthy entrance hallway with stairs to the first floor, a generous size full length living/dining room and a modern fully equipped kitchen. To the first floor landing are four bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front of the property is well maintained garden with a parking space for one vehicle leading to the integral garage. To the rear of the property is a generous size garden which is mainly laid to lawn with trees and shrubs. Early viewings come highly recommended to fully appreciate.

**Chestnut Drive, Middlesbrough, TS7 8BY**

**4 Bed - House - Detached**

**Offers Over £265,000**

**EPC Rating: D**

**Council Tax Band: D**

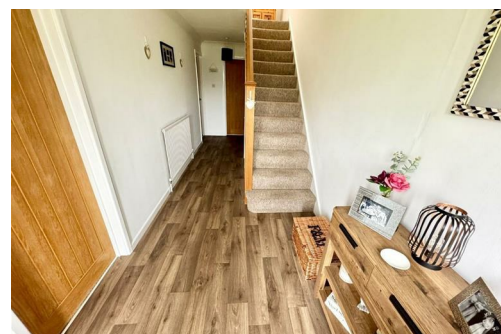
**Tenure: Freehold**



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1165.11 ft<sup>2</sup>  
108.24 m<sup>2</sup>

(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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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