



SMITH & FRIENDS are delighted to offer to the market this 3/4 bedroom detached property situated on Sandling Court in Marton. The property will be sold with NO CHAIN INVOLVED and would appeal to a variety of buyers. The well proportioned living accommodation briefly comprises; entrance hallway with staircase to the first floor, downstairs cloaks/WC, converted garage which can be used as a bedroom or extra reception room, an extended rear providing extra space from the generous size living room and dining room and a fully equipped kitchen/diner. To the first floor landing are three spacious bedrooms and a bathroom/WC. Externally to the front of the property is a paved driveway providing parking for 2 cars and to the rear is the well maintained garden which is mainly laid to lawn with shrubs and borders. Viewings come highly recommended to fully appreciate.

**Sandling Court, Middlesbrough, TS7 8QP**

**4 Bedroom - House - Detached**

**O.I.R.O £249,995**

**EPC Rating: D**

**Tenure: Freehold**

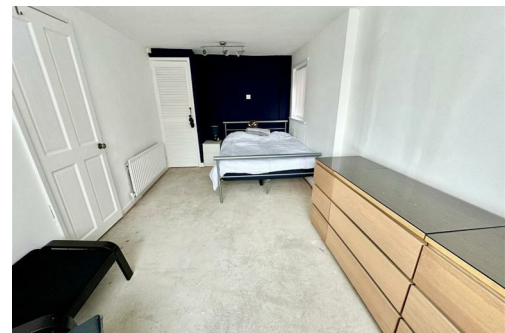
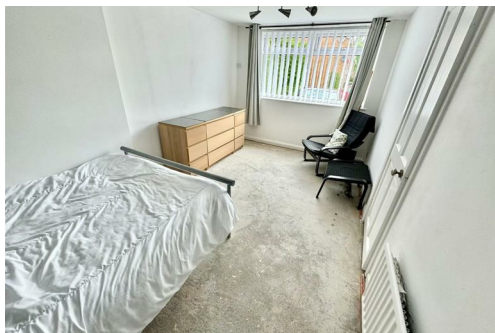
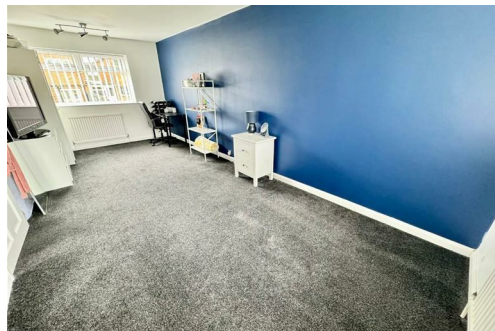
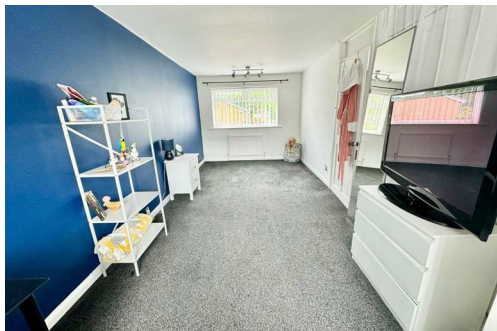
**Council Tax Band: D**



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FRIENDS**  
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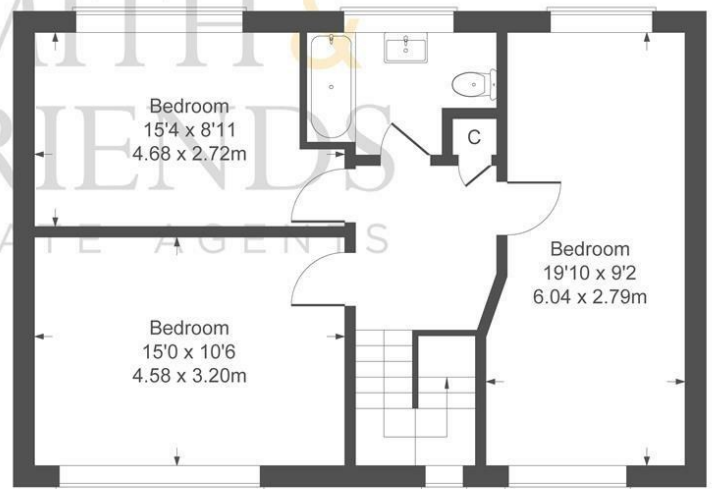
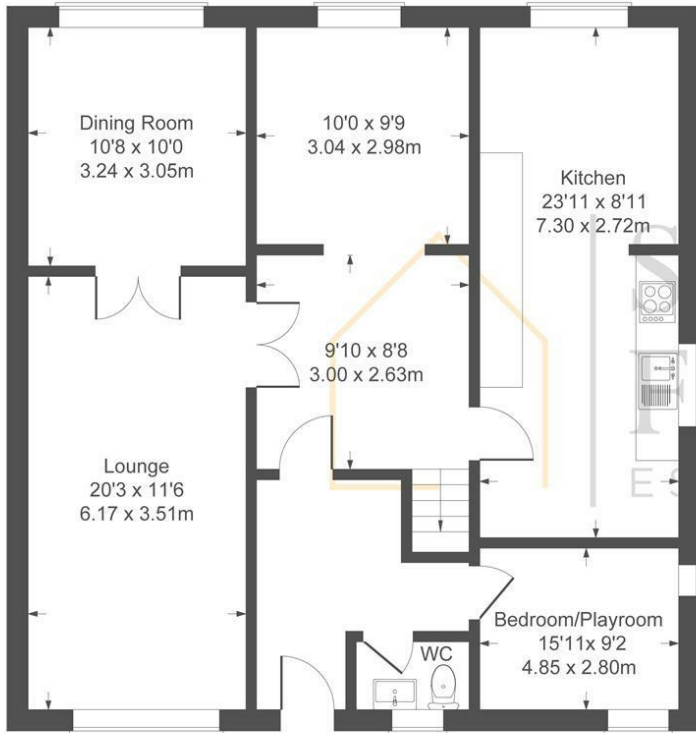
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## Sandling Court

Approximate Gross Internal Area  
1733 sq ft - 161 sq m



Not to Scale. Produced by The Plan Portal 2024  
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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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