



A two bedroom mid terrace house with the benefit of off street parking to the front and enclosed garden to the rear with paved patio area.

In a quiet cul de sac location on the ever popular Marton Manor estate within easy reach of local shops, schools and bus routes.

The property would appeal to a variety of buyers including first time buyers, an investor/ landlord looking for a buy to let property or anyone looking to downsize.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall, Lounge/ Dining Room with feature fireplace and french doors to the rear garden, fitted Kitchen with built in oven and hob, Landing, two Bedrooms and Shower Room/ wc with a white suite.

Offered for sale with the benefit of no onward chain.

Columbine Close, Marton-In-Cleveland, Middlesbrough,

TS7 8SQ

2 Bed - House - Terraced

£90,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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Columbine Close, Middlesbrough, TS7 8SQ

GROUND FLOOR

Entrance Hall

Lounge/ Dining Room
14'4 x 11'6 (4.37m x 3.51m)

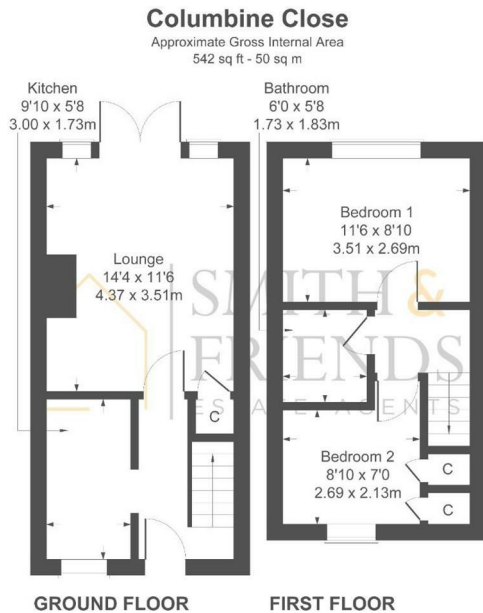
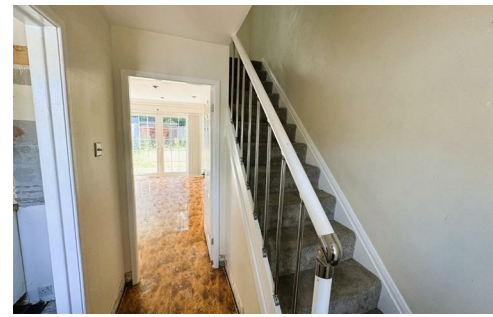
Kitchen
7'10 x 5'8 (2.39m x 1.73m)

FIRST FLOOR

Bedroom 1
11'6 x 8'10 (3.51m x 2.69m)

Bedroom 2
8'10 x 7'0 (2.69m x 2.13m)

Shower Room/ wc
6'0 x 5'8 (1.83m x 1.73m)



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal 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		87
(81-91)	B		
(69-80)	C	71	
(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	

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