



A detached three bedroom bungalow located in the popular estate of Marton Manor comes to the market with a beautiful well maintained rear garden. The bungalow comprises of an entrance porch, hallway, kitchen, living/dining room, bathroom and three bedrooms. The location is excellent for shops, local amenities, bus routes and James Cook Hospital not to far away. The property benefits from gas central heating and double glazing throughout. The garage offer power and lighting with ample parking.

**Trigo Close, Marton-In-Cleveland, Middlesbrough, TS7 8RW**

**3 Bed - Bungalow - Detached**

**£200,000**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



# Trigo Close, Middlesbrough, TS7 8RW

**Porch**  
Side entrance to the property.

**Hallway**  
L shaped hallway, loft access and storage cupboards.

**Lounge/Diner**  
2 x double glazed front windows and 2 x radiators.

**Kitchen**  
Double glazed windows and rear door.  
A range of wall and base units.

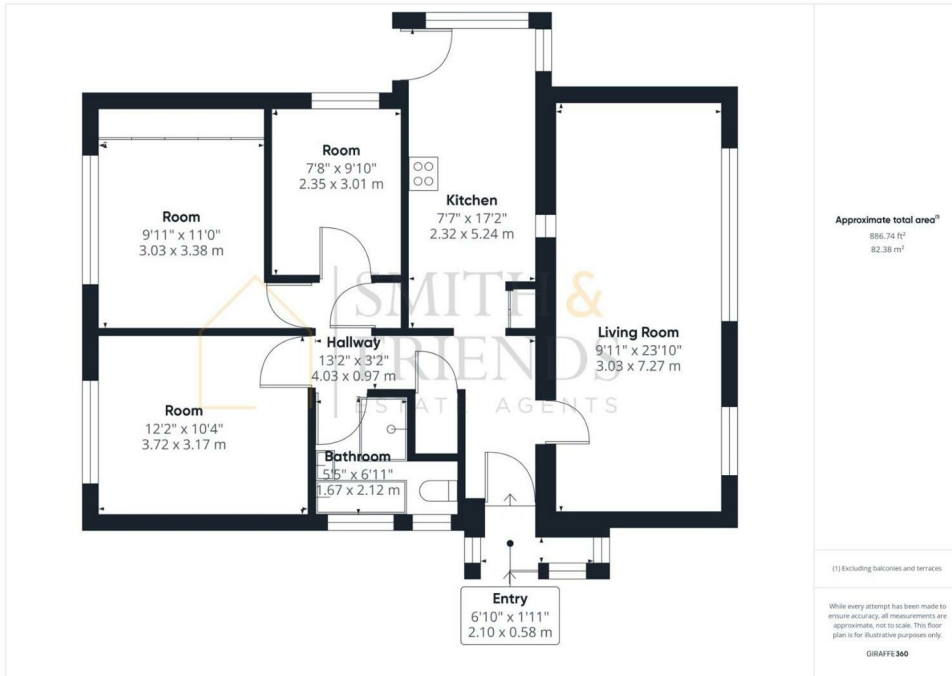
**Bathroom**  
Bath, shower cubicle, w/c, wash hand basing, spot lights and double glazed side windows.

**Bedroom**  
Fitted robes, 1 x rear double glazed window and 1 x radiator.

**Bedroom**  
1 x rear double glazed window and 1 x radiator.

**Bedroom**  
1 x side double glazed window and 1 x radiator.

**Garage**  
Power & Lighting.  
Driveway leading to garage.



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 |
|---|---|-------------------------|-----------|
| Vary very efficient - lower running costs   |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 68                      |           |
| (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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