



**Maidstone Drive, Marton-In-Cleveland, TS7 8QW**  
**4 Bed - House - Detached**  
**£280,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: D**



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**FRIENDS**  
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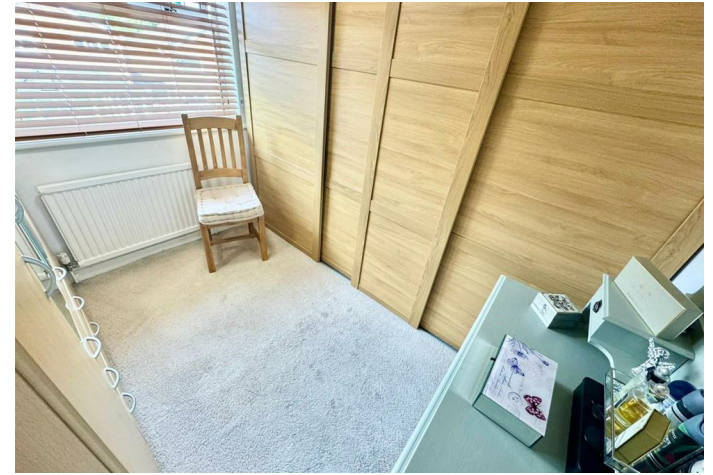
# Maidstone Drive Marton-In-Cleveland, Middlesbrough, TS7 8QW

SMITH & FRIENDS are delighted to offer for sale this extended and beautifully presented four bedroom detached property situated in Marton. Marton is a sought after residential area with well regarded schools and easy accessible local amenities. The immaculate living accomdation briefly comprises; entrance hallway with stairs to the first floor and under stairs storage cupboard, downstairs cloakroom/WC, a spacious living room with dual aspect windows, an impressive open plan kitchen/diner comprising of a modern fitted kitchen with appliances including a cooker and dish washer and a entertaining area in the extension with two sky lights and access to the garden. To the first floor landing are four well proportioned bedrooms, the master bedroom has the benefit of an impressive free standing bath and an attractive separate family shower room. Externally to the front of the property is a block paved driveway proving parking for 2 cars leading to a single integral garage. To the rear of the property is a generous garden which is mainly laid to lawn with well established borders, stoned & paved patio seating areas. Various items will be included in the sale such as three wardrobes in the bedrooms, the fireplace, various light fittings and 2 garden sheds. Viewings come highly recommended to fully appreciate.















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1271.33 ft<sup>2</sup>  
 118.11 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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	

(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.

GIRAFFE360

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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