



Church Lane, TS5 7ED
4 Bed - House - Detached
£399,950

EPC Rating: C
Tenure: Freehold
Council Tax Band: E



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FRIENDS
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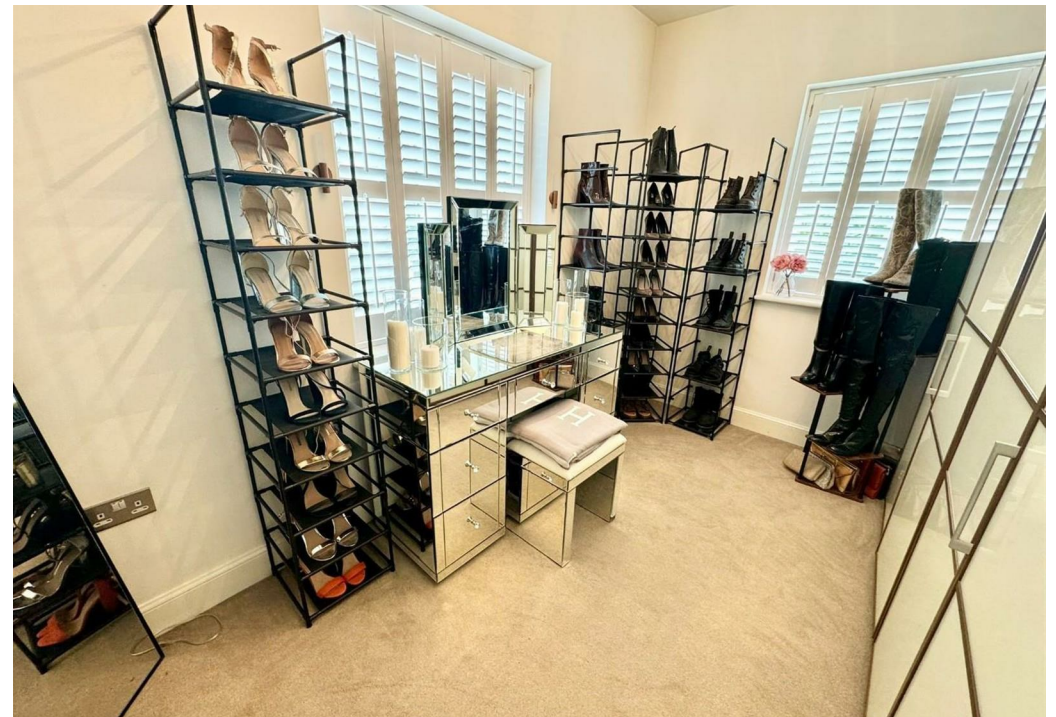
Church Lane Middlesbrough TS5 7ED

SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached property sprawling over 1365 square feet and impeccably designed on two versatile floors. The home was built by Miller Homes and to the "Stevenson" design. The property is situated within a popular Residential area and within close proximity to local amenities, schools and shops. The ground level features a practical layout with a impressive hallway, second reception room/office space, downstairs WC, a spacious living room, practical dining area with French doors to the garden and a stylish kitchen leading to the utility area. To the first floor landing are four generously-sized bedrooms, two with sizeable wardrobes and the master bedroom benefitting from an en-suite shower room. To complete the first floor is the attractive master bathroom fitted with a white three piece suite. Externally the property occupies a fantastic plot with well cared for gardens to the front rear and side. The rear garden is not overlooked, mainly laid to lawn and is lined with mature shrubs, trees and plants. There is an also an extensive driveway providing for a number of vehicles leading to a single garage. Viewings come highly recommended to fully appreciate.















Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1306.52 ft²
 121.38 m²

(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.

Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(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	



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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