



SMITH AND FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached home situated off Flatts Lane in Normanby on a sought after newly developed estate. The home is built by Miller Homes to the Elderwood design and viewings come highly recommended to fully appreciate. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor landing, living room, a stunning fully equipped kitchen/ diner with French doors opening onto the garden, a useful utility room and downstairs cloakroom/WC. To the first floor are four well proportioned bedrooms, the master bedroom has the benefit of an en-suite and walk in dressing area and a family bathroom fitted with a modern white three piece suite. Externally to the front of the property is a driveway providing parking for 2 cars leading to the garage. To the rear is a good size garden which is mainly laid to lawn.

**Whinfell Drive, Middlesbrough, TS6 0BG**

**4 Bed - House - Detached**

**£240,000**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

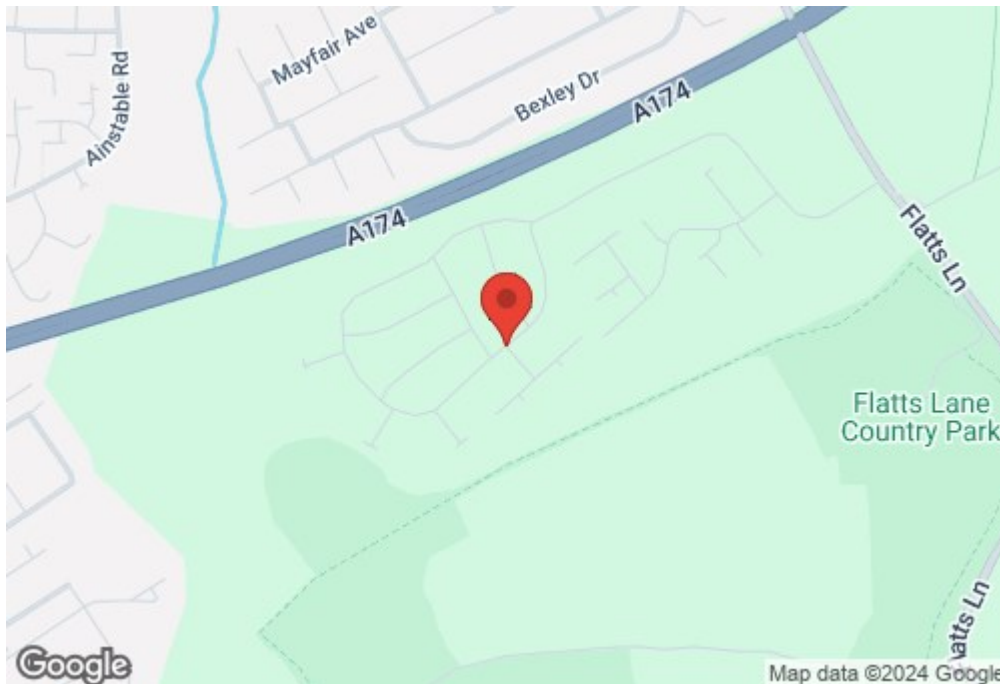


Whinfell Drive, Middlesbrough, TS6 0BG



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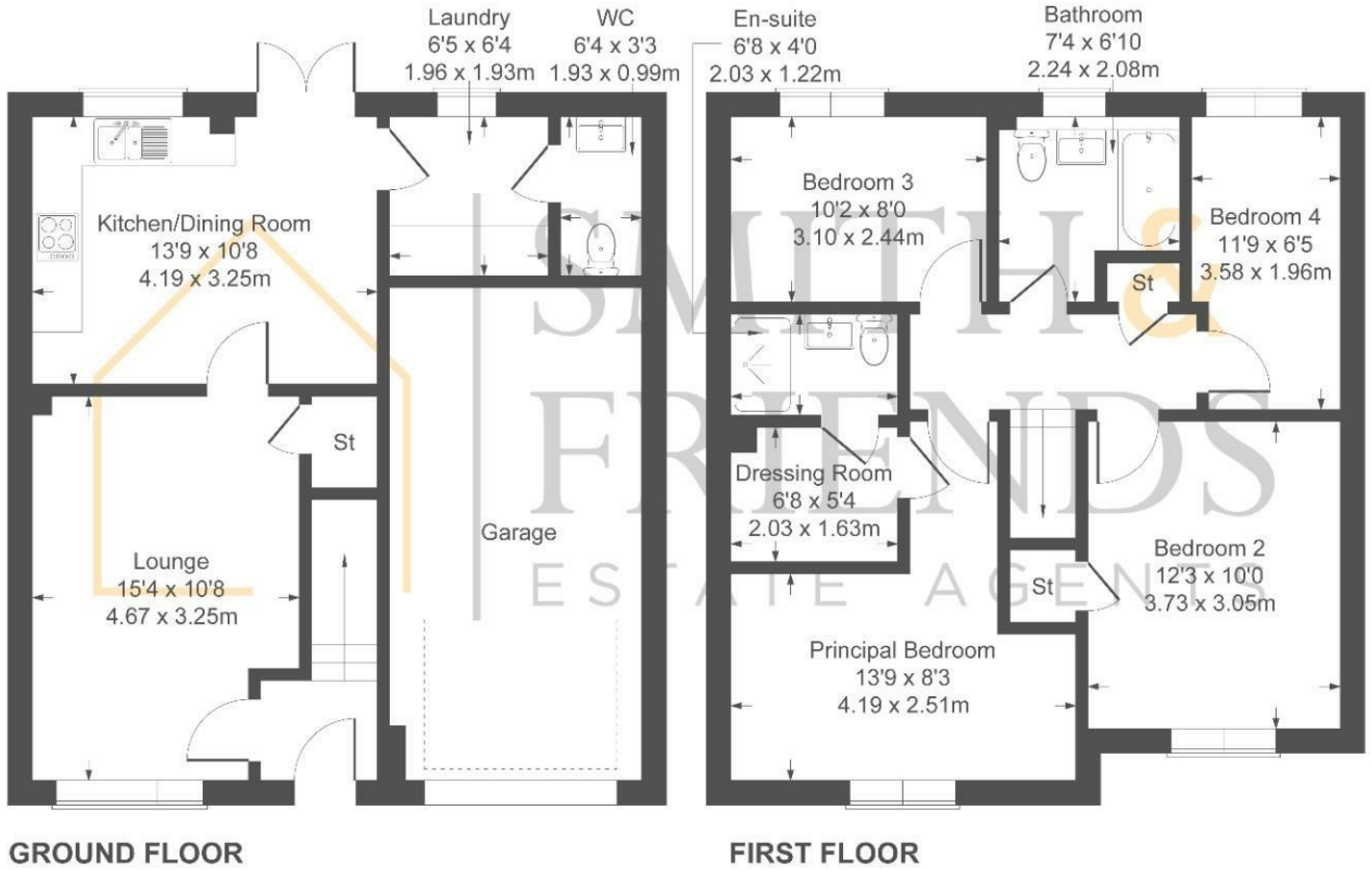
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## Whinfell Drive

Approximate Gross Internal Area  
1261 sq ft - 117 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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