



SMITH & FRIENDS are delighted to offer to the market this well presented two bedroom semi detached property which occupies a fantastic plot within a popular Marton cul-de-sac. The home has the benefit of NO CHAIN INVOLVED and would make the perfect starter home or buy-to-let investment property. The home benefits from gas central heating, double glazing and has just been re decorated and carpeted throughout. The deceptively spacious living accommodation briefly comprises; entrance porch, good size living room with stairs to the first floor, fitted kitchen with access to the garden, garage to side of the property, two double first floor bedrooms (one with fitted wardrobes) and a modern bathroom fitted with a white three piece suite with shower over bath. Viewings come highly recommended to fully appreciate.

Shevington Grove, Middlesbrough, TS7 8PY

2 Bed - House - Semi-Detached

£145,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Shevington Grove, Middlesbrough, TS7 8PY



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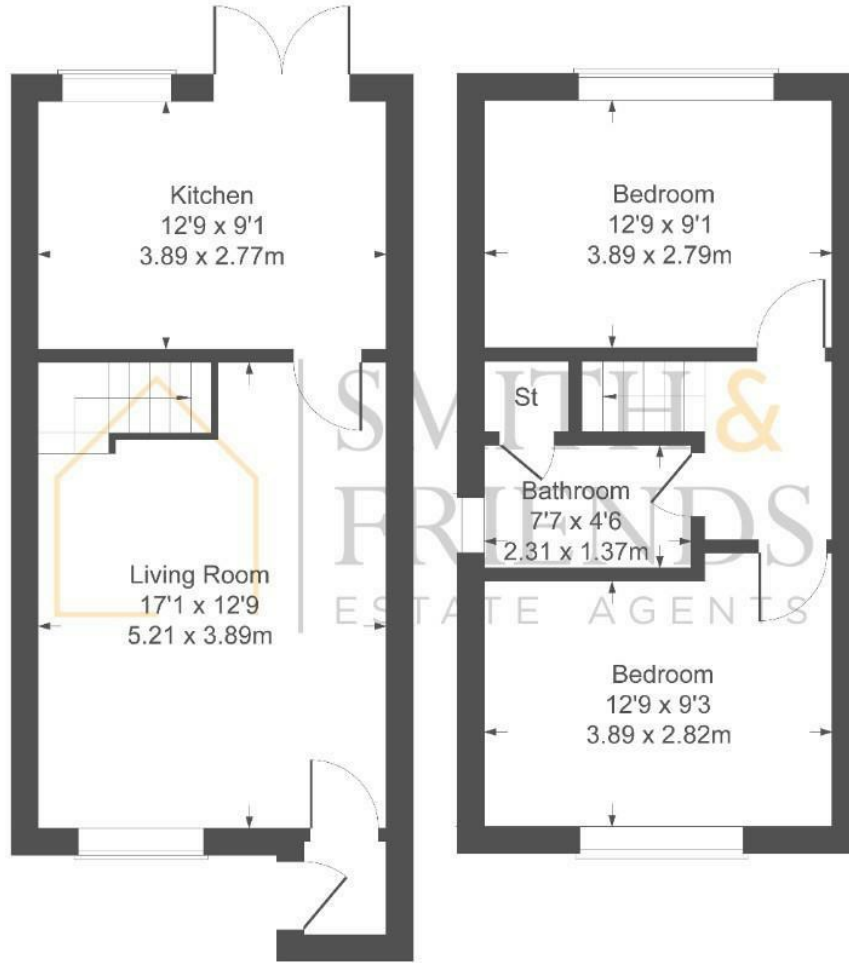
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Shevington Grove

Approximate Gross Internal Area
692 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

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			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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