



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi-detached property situated in the sought after Grey Towers Village development. The deceptively spacious living accommodation briefly comprises; entrance hall, a ground floor cloakroom/WC, living room, modern kitchen/diner with a host of integrated appliances, three bedrooms to the first floor, the master bedroom with the benefit of an en-suite shower room and a master attractive white bathroom fitted with a three piece suite. Externally there are front and rear gardens with a block paved driveway providing off road parking for two cars. To the rear is south facing garden which is mainly laid to lawn with patio area. Viewings come highly recommended to fully appreciate.

**Plantation View, Nunthorpe, Middlesbrough, TS7 0AZ**

**3 Bed - House - Semi-Detached**

**£199,995**

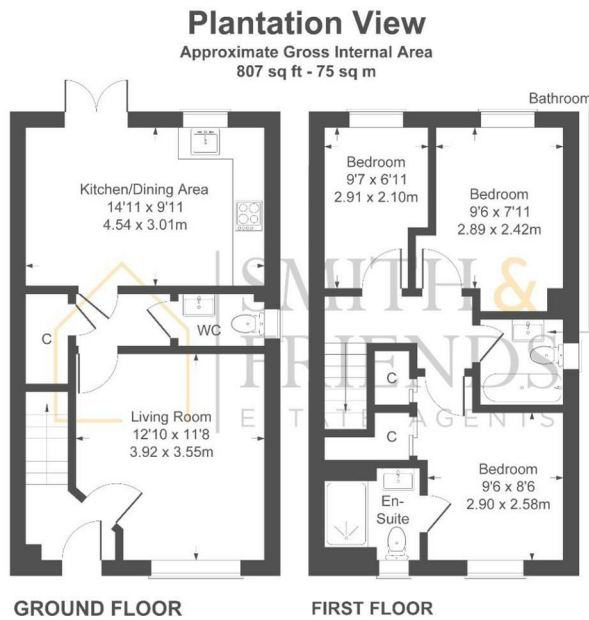
**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



# Plantation View, Middlesbrough, TS7 0AZ



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, 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
Very energy efficient - lower running costs			96
(92 plus)	A		
(81-91)	B	84	
(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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