



SMITH & FRIENDS are delighted to offer to the market this generous three bedroom detached house in the popular area of Marton offered with NO CHAIN INVOLVED. The living accommodation briefly comprises; entrance hall, spacious living room, conservatory, separate dining room/second reception room, cloakroom/WC, fitted kitchen/breakfast with appliances and a utility room. To the first floor landing there are three double bedrooms, the master with en suite, and a family bathroom WC fitted with a three piece suite. Externally, the property occupies a fantastic plot with gardens to the front and rear, parking and a single garage. Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE PROPERTY WILL BE SOLD AS SEEN.

Blairgowrie, Marton-In-Cleveland, Middlesbrough, TS8 9XU
3 Bed - House - Detached
Asking Price £195,000
EPC Rating: D
Council Tax Band: D
Tenure: Freehold



Blairgowrie, Middlesbrough, TS8 9XU



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	81
		EU Directive 2002/91/EC	

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