



Public notice

12 Blairgowrie, Marton, TS8 9XU

We are acting in the sale of the above property and have received an offer of £185,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

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, Middlesbrough, TS8 9XU**

**3 Bed - House - Detached**

**£185,000**

**EPC Rating: D**

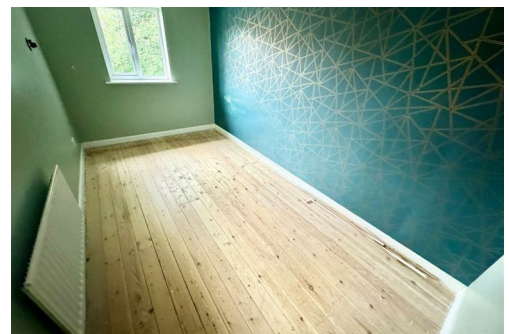
**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Blairgowrie, Middlesbrough, TS8 9XU



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1058.85 ft<sup>2</sup>  
98.37 m<sup>2</sup>

(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.

GIRAFFE 360

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

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