



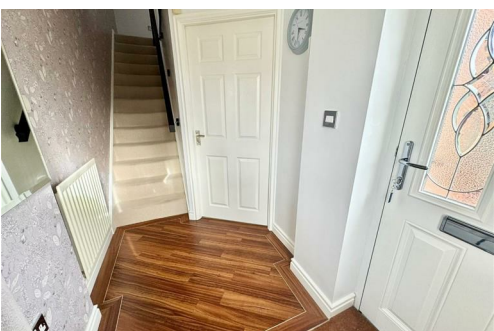
SMITH & FRIENDS are delighted to offer to the market this immaculately presented three bedroom detached property which has been extended to the rear to create extra living space. The beautifully presented living accommodation briefly comprises; entrance hallway with stairs to the first floor, generous size living room, a downstairs WC, utility room with access to the garage and an impressive open plan kitchen/dining/living area with modern units. To the first floor landing are three bedrooms, the master with en-suite and a bathroom fitted with a white FOUR piece suite comprising of bath, walk in shower, WC and wash hand basin. Externally to the front of the property is a well maintained garden with parking space for two vehicles leading to the integral garage. To the rear of the property is a low maintenance garden with sandstone wall and fence boundaries which is laid to lawn and patio area.

Viewings come highly recommended to fully appreciate.

Blacksmiths Close, Eston, TS6 9TH
3 Bedroom - House - Detached
Offers In The Region Of £275,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: C



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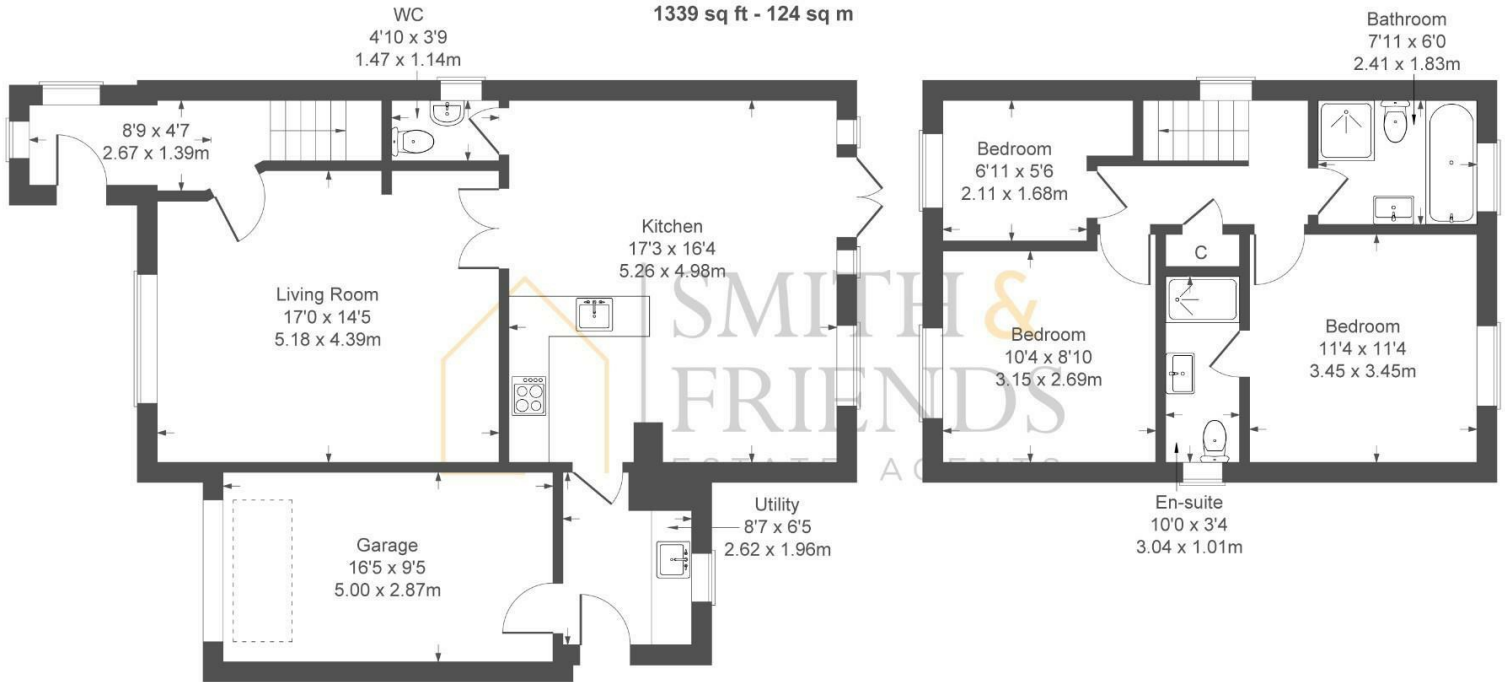


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Blacksmiths Close

Approximate Gross Internal Area
1339 sq ft - 124 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. We 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		73	
(55-68) D			
(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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SMITH & FRIENDS
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