

SMITH & FRIENDS are delighted to offer to the market this desirable four bedroom detached property situated in Marton. This beautiful family home benefits from; dry ridge & verge roof system, solar system & storage battery, uPVC double glazing throughout, chrome light switches & sockets, Karndeen flooring to the ground floor, colour connect full alarm system, security cameras x 4 (2 front, 2 rear) and external led security lighting. The well cared for living accommodation briefly comprises; entrance porch leading to the hallway, downstairs cloakroom/WC, separate dining room to the front aspect, attractive kitchen/diner with moon stone granite kitchen worktops and integrated appliances including dishwasher integrated and hob, living room which has a contemporary sandstone fire surround and living flame gas fire leading to the sun room which has the benefit of a solid roof which can be using all year round. To the first floor is a feature landing which has four well proportioned bedrooms, the master bedroom benefits from an en- suite shower room which has recently been re fitted and a master bathroom fitted with a white three piece suite. There is also a loft hatch which has access to a 3/4 boarded loft. Externally the property occupies an extensive plot with a driveway for multiple vehicles and a garage which has a double sectional electric door. To the rear of the property is an impressive enclosed garden with fenced boundaries which is laid to astro-turf , paved areas and a composite decking area.

Viewings come highly recommended to fully appreciate.

Sadler Drive, Middlesbrough, TS7 8HJ

4 Bedroom - House - Detached

Asking Price £335,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: E



Sadler Drive, Middlesbrough, TS7 8HJ



www.smith-and-friends.co.uk

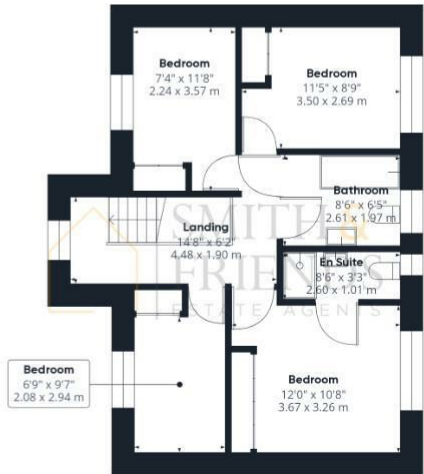
Sadler Drive, Middlesbrough, TS7 8HJ



Sadler Drive, Middlesbrough, TS7 8HJ



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1273.06 ft²
118.27 m²

Reduced headroom

34.12 ft²
0.29 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		
(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	82	85
EU Directive 2002/91/EC		

26 Stokesley Road, Marton, Middlesbrough,
TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS