



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and updated two double bedroom semi detached property situated in Marton Manor. The home would appeal to a variety of buyers and situated in a popular location. The well proportioned living accommodation briefly comprises; entrance porch, open plan living room with feature glass staircase to the first floor, modern fitted kitchen/diner, two double first floor bedrooms and an attractive shower room/WC. Externally to the rear of the property is a low maintenance garden which is laid to artificial turf. To the front of the property is a garden and to the side is a resin driveway with parking for 2 vehicles leading to the detached single garage. Viewings come highly recommended to fully appreciate. PLEASE NOTE: Within the last 5 years the property are had a full re-wire, new Upvc windows and doors and new condensing COMBI Boiler, as well as improvements internally.

**Sunstar Grove, Middlesbrough, TS7 8RP**

**2 Bed - House - Semi-Detached**

**Open To Offers £160,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

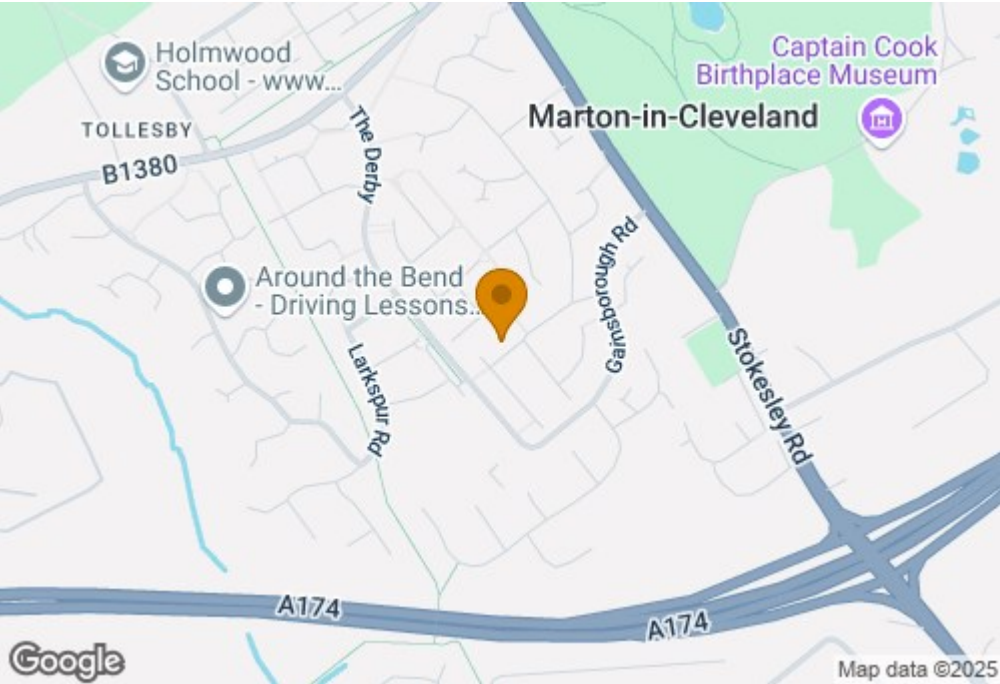


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**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

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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) A		89
(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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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