



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom detached property built by Bellway and situated on a sought after plot within the ever so popular Roseberry Manor estate and within easy reach to local amenities and well regarded schools. The well proportioned living accommodation briefly comprises; entrance hallway with stairs to the first floor, ground floor cloakroom/WC, good size reception room and a stunning kitchen/dining area with French doors to the rear garden. To the first floor landing are three bedrooms (the master benefitting from an en-suite shower room) and an attractive family bathroom fitted with a three piece suite. Externally the property occupies a fantastic feature corner plot with a drive and garage to the rear. The established rear garden is a fantastic size and has been improved by the current owners, paved and grassed with fenced boundaries. There is also the benefit of a summer house, currently used as a bar which has the benefit of a log fire. Viewings come highly recommended to fully appreciate.

Dibdale Gardens, Middlesbrough, TS7 0GT

3 Bedroom - House - Detached

Reduced To £273,950

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



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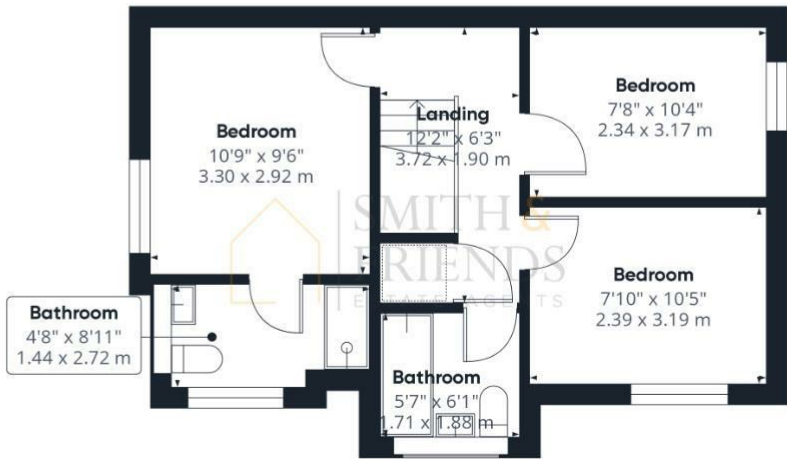




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Ground Floor



Floor 1

Approximate total area¹
842.82 ft²
78.3 m²

(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.

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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. 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		95
(81-91) B	83	
(69-80) C		
(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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