



**Chesterfield Drive, Marton-In-Cleveland,  
Middlesbrough, TS8 9ZE  
3 Bed - House - Detached  
£245,000**

**Council Tax Band: D  
EPC Rating: B  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Chesterfield Drive, Marton-In-Cleveland, TS8 9ZE

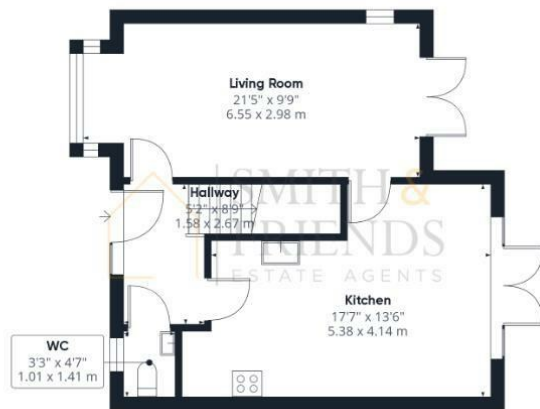
SMITH & FRIENDS are delighted to offer to the market this spacious three bedroom detached family home occupying a fantastic plot. The home is within easy reach to local Marton amenities, schools and motorway links. The well presented living accommodation briefly comprises; a spacious hallway, downstairs WC, impressive kitchen/dining area with access to the garden, a generous lounge which also has French doors leading out to the rear garden. To the first floor landing are three bedrooms, the master bedroom has the benefit of an en-suite shower and a modern family bathroom.

Externally to the rear of the property is a driveway and garage. The garden is low maintenance and mainly laid to lawn with mature borders and fenced boundaries. There is also a garden to the front which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

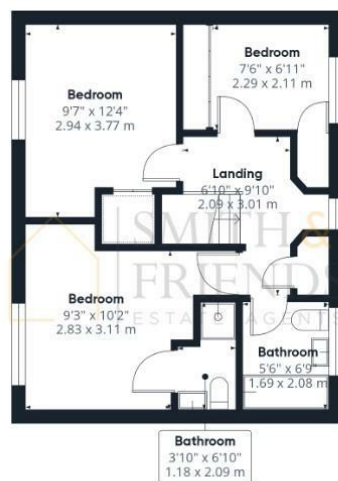








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

949.8 ft<sup>2</sup>

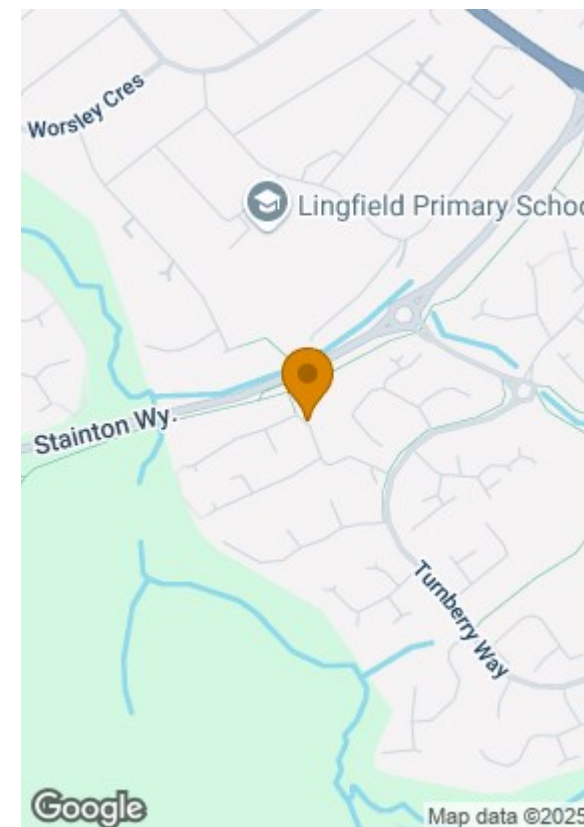
88.24 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 93        |
| (81-91) <b>B</b>                            | 81      |           |
| (69-80) <b>C</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS