



**** NO CHAIN**** Smith & Friends Estate Agents are proud to present this beautifully appointed four-bedroom detached family home, located on the sought-after Woodcross Gate development in TS6.

Built by Miller Homes, a developer consistently awarded a prestigious five-star rating for customer satisfaction by the Home Builders Federation (HBF), this stunning property offers both quality and contemporary design throughout.

Occupying a generous corner plot, the home boasts a high specification finish and thoughtfully designed layout, ideal for modern family living. The spacious accommodation comprises:

Four well-proportioned bedrooms, including a luxurious master suite with en-suite shower room

Three reception rooms, offering flexibility for family life, home working, or entertaining

A stylish, modern kitchen complete with integrated appliances, seamlessly leading to a practical utility room

A contemporary family bathroom and convenient ground floor WC

Externally, the property benefits from a private driveway, detached garage, and well-maintained gardens, enhancing the appeal of this attractive home.

Located in the popular TS6 area, Woodcross Gate offers excellent access to local amenities, transport links, and well-regarded schools, making it perfect for families and professionals alike.

This home combines quality craftsmanship with practical living space – a superb opportunity not to be missed.

Viewings are strictly by appointment through Smith & Friends Estate Agents.

Glenmore Road, Middlesbrough, TS6 0FF

4 Bed - House - Detached

£305,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



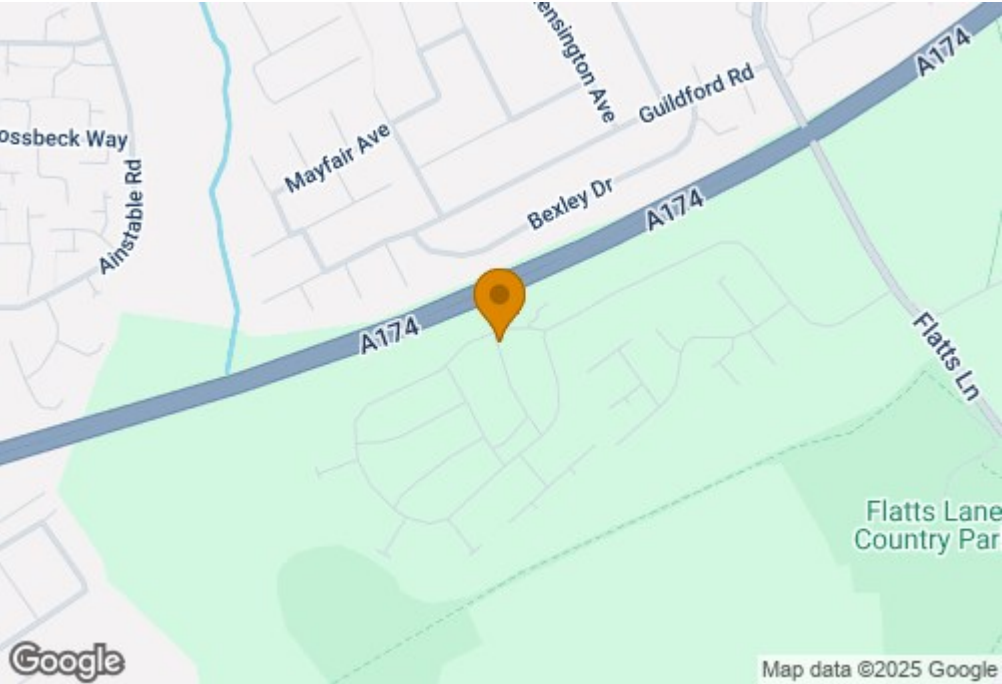
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Approximate total area⁽¹⁾
1293 ft²
120.2 m²

(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 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.

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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		92
(81-91) B	85	
(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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