



Superbly situated off The Grove, Marton and within walking distance to Stewarts Park this property is ready to move straight into with its elegant and charming interior. The property would be an ideal family forever home comprising of an entrance hallway, cloakroom, utility, lounge, open plan kitchen/diner and an additional reception room/snug on the ground floor. The first floor has a modern family bathroom, four bedrooms and Master bedroom having an ensuite shower. Externally there is an enclosed rear garden with a fantastic entertaining/seating area on a patio area. The garden is well matured, laid to lawn with a variety of trees, plants and shrubs. The property has a sweeping driveway for ample parking and a garage to the front of the detached property. Located in a cul-de-sac Cleveland Drive is a popular area located close to shops, schools and local amenities, James Cook University Hospital and public transport are within close proximity.

Cleveland Drive, Middlesbrough, TS7 8AE

4 Bedroom - House - Detached

£475,000

EPC Rating: D

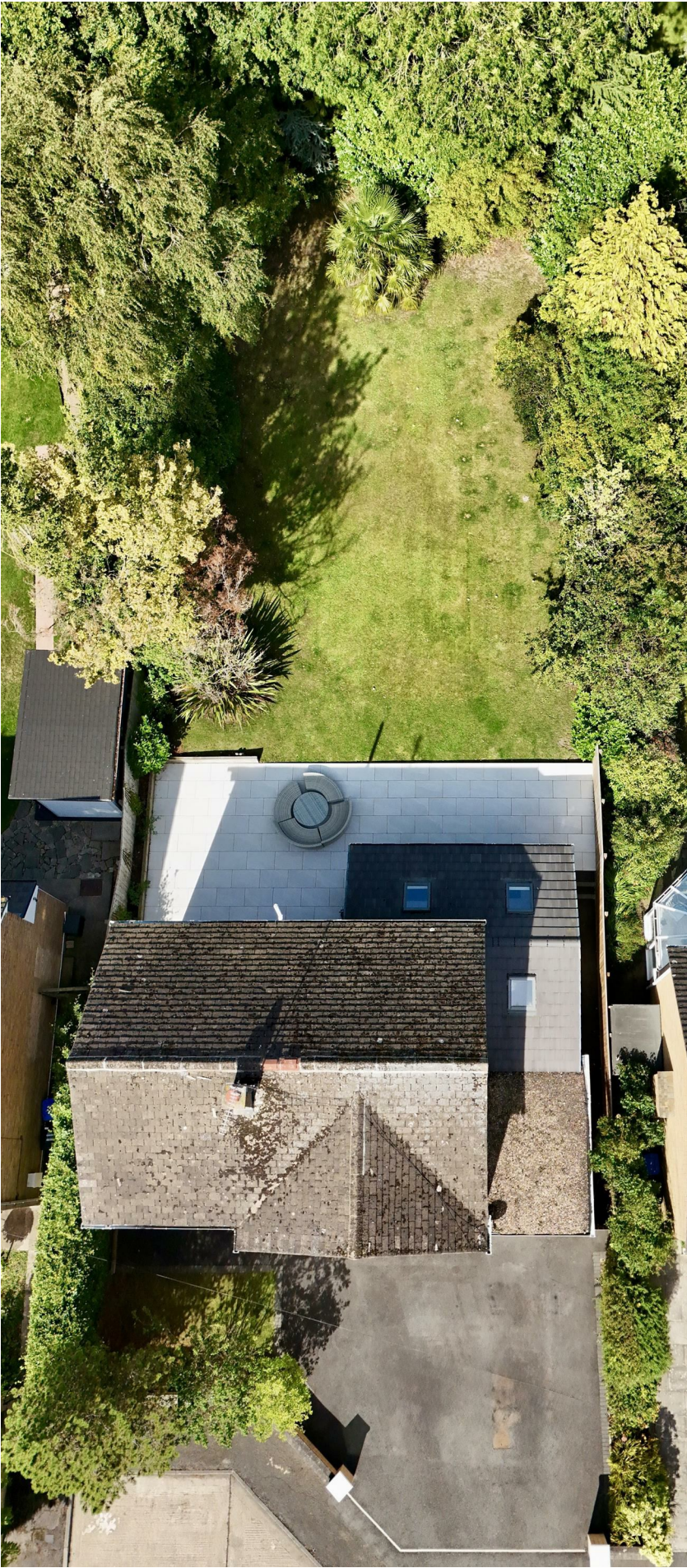
Tenure: Freehold

Council Tax Band: F

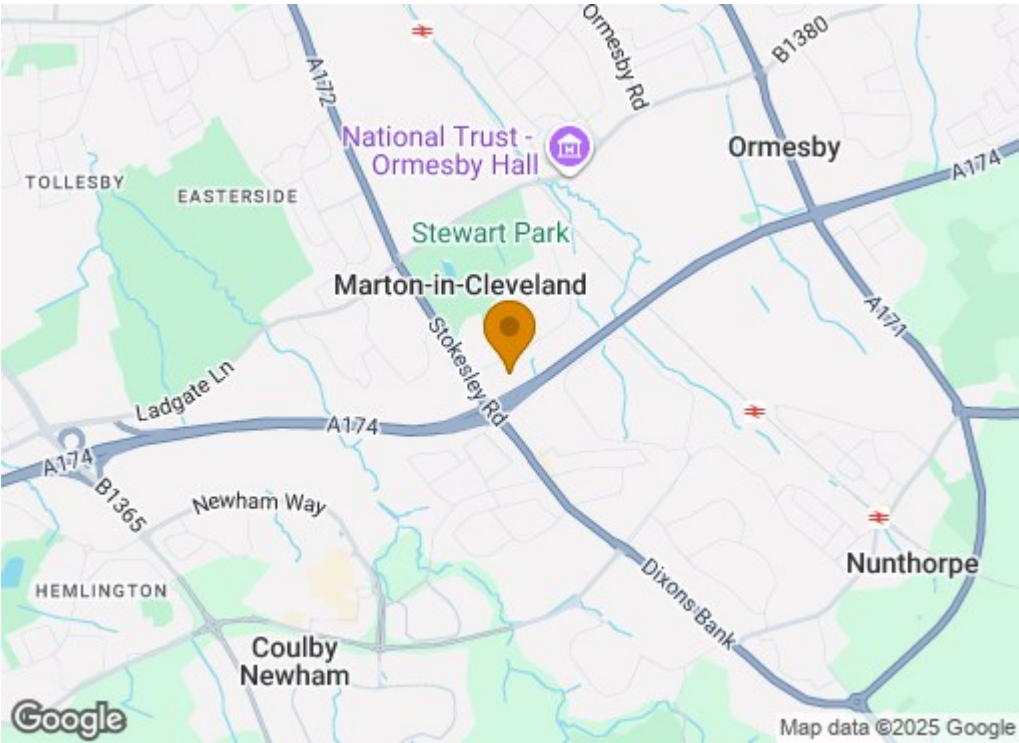


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Approximate total area⁽¹⁾

1506 ft²
140 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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