



SMITH & FRIENDS are delighted to offer to the market this outstanding and elegant detached bungalow sprawling across an expansive area of 2524 square feet with of plot size of approx. 0.36 acres and situated on the exclusive 'The Grove' in Marton within easy reach to local amenities including the train station which is a short walk away. The luxurious living accommodation briefly comprises; a lengthy hallway, five well proportioned double bedrooms and endless amounts of living space with a trio of large reception rooms adorned with fireplaces, a beautiful kitchen which has been re fitted to an exceptionally high standard and complete with high quality integrated appliances leading into a rear porch area and useful utility room. The property also boasts a stunning bathroom suite and two en-suite shower rooms. Externally, the property occupies an outstanding plot and privacy. The bungalow is at the head of The Grove and can be accessed via private telecom entrance gates and also with security cameras surrounding the property. The impressive plot size is approx. 0.36 Acres and offers extensive parking, a detached garage and a magnificent space to front, side and rear with a well cared for lawn, mature shrubs and trees. There is also a paved seating area, perfect for the summer months. Viewings come highly recommended to fully appreciate. The property is also offered with the benefit of NO CHAIN INVOLVED.

**The Grove, Middlesbrough, TS7 8AP**  
**5 Bedroom - Bungalow - Detached**  
**£549,995**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: G**



The Grove, Middlesbrough, TS7 8AP



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

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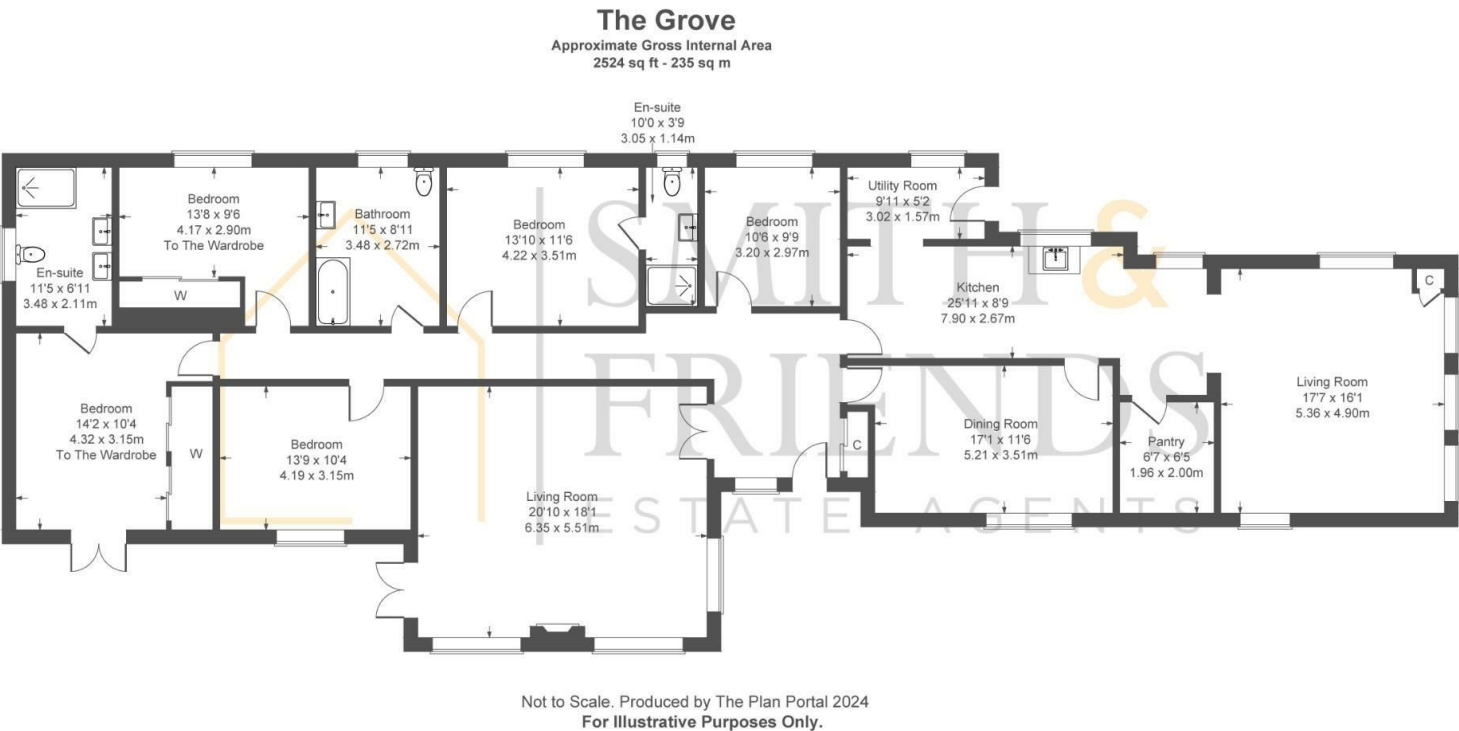


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 78                      |
| (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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