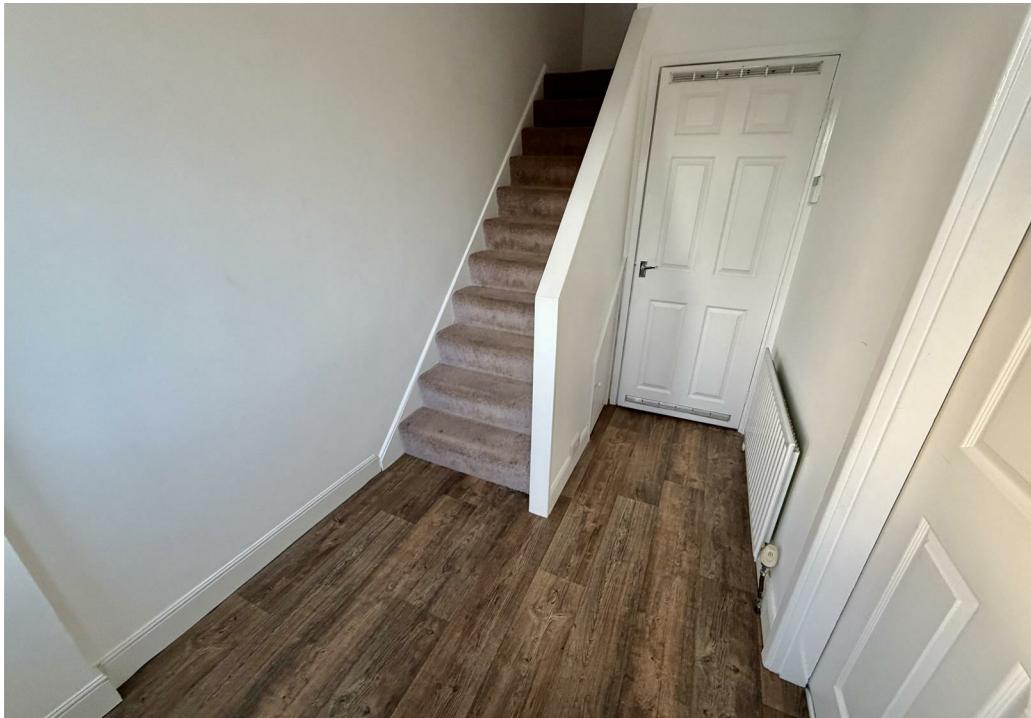




**Gypsy Lane, Marton-In-Cleveland,
Middlesbrough, TS7 8NF
3 Bed - House - Semi-Detached
£995 PCM**

**Council Tax Band: C
EPC Rating: C
Tenure:**

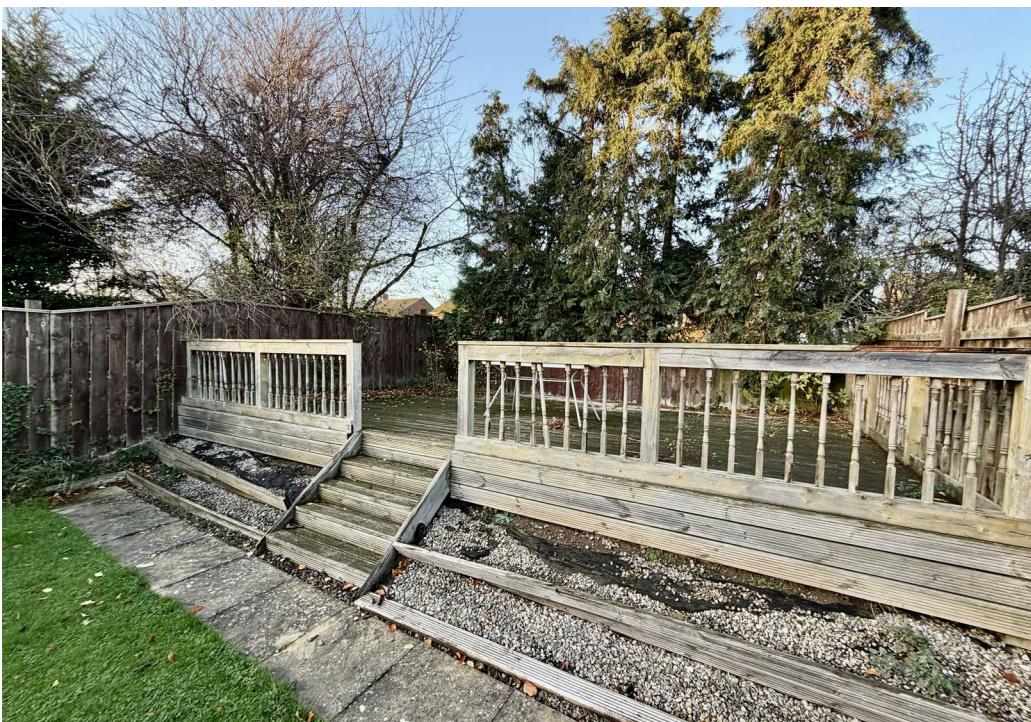


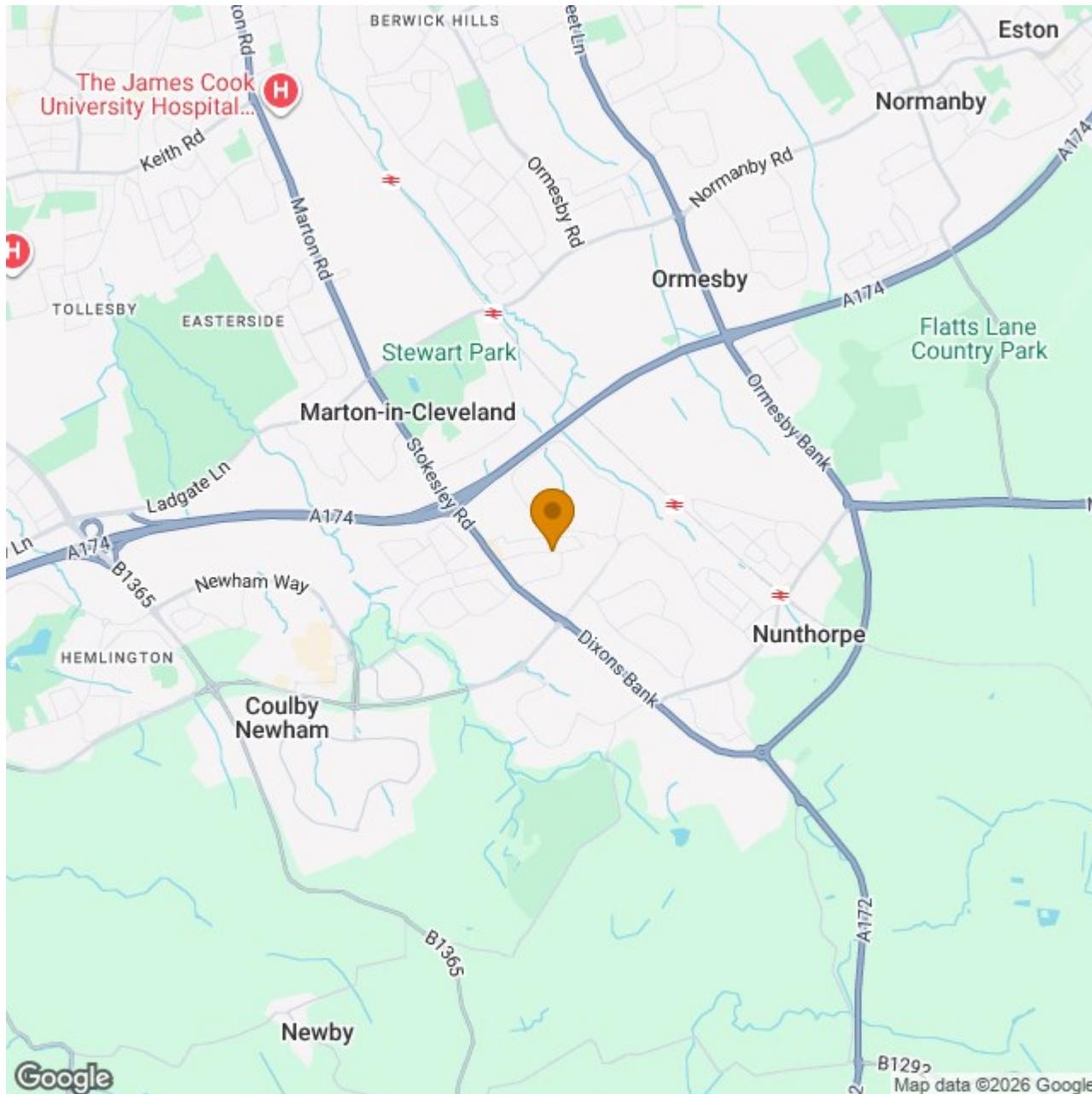
A well presented 3 bedroom semi detached family home with good size rear garden and ample parking to front. the property is conveniently located close to local shops and main commuter routes. Briefly comprising of:- entrance hallway, lounge, dining room and kitchen. To the first floor are three good sized bedrooms and modern family bathroom. The property also benefits from uPVC double glazing and gas central heating. Viewing comes highly recommended.

FREEHOLD
Council Tax Band C
Energy Rating C

Tenant required earnings £30,000, Guarantor required earnings £36,000







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B	70	
(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	

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



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