



**Bonnygrove, Marton-In-Cleveland,
Middlesbrough, TS8 9QZ
4 Bed - House - Detached
£250,000**

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



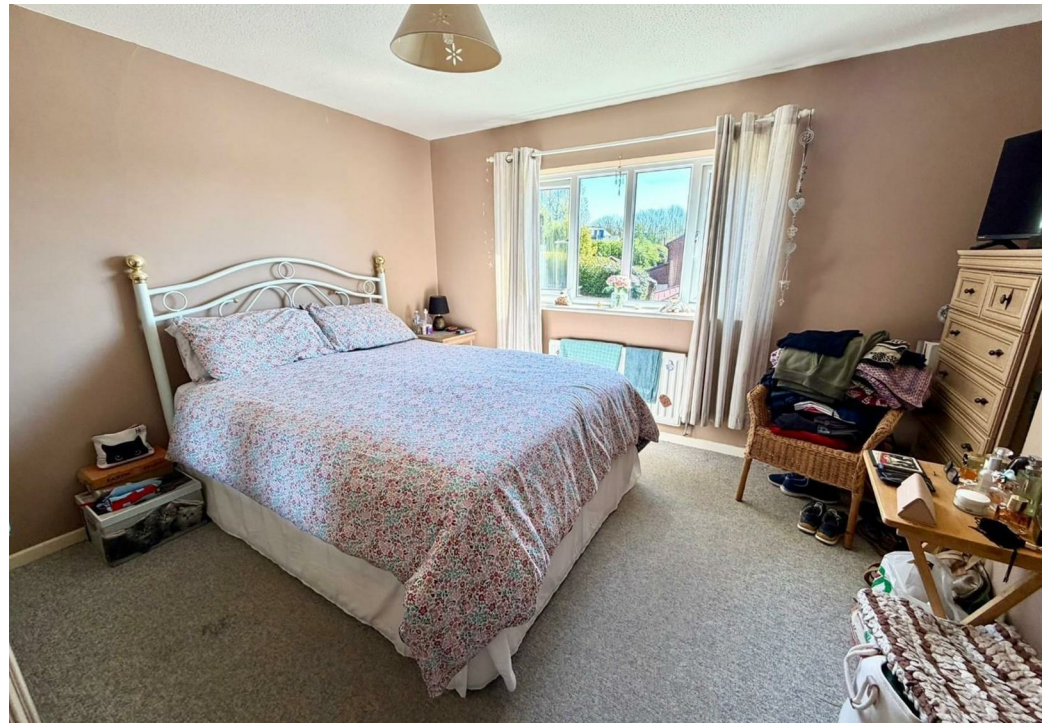
**SMITH &
FRIENDS**
ESTATE AGENTS



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Smith & Friends are delighted to offer to the market this well proportioned four bedroom detached home situated within a desirable cul-de-sac in Marton. The property would appeal to a variety of buyers especially families and is within close proximity to local amenities. The spacious living accomdation briefly comprises; larger than average living room with access to the garden, downstairs WC and a kitchen/dining room. To the first floor landing are four bedrooms and a bathroom fitted with a three piece site. Externally the property is positioned on an impressive plot with extensive parking for a few vehicles leading to the garage. To the rear is a spit level garden which is mainly laid to lawn, with a paved patio area and has a high degree of privacy due to its hedged boundary. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1

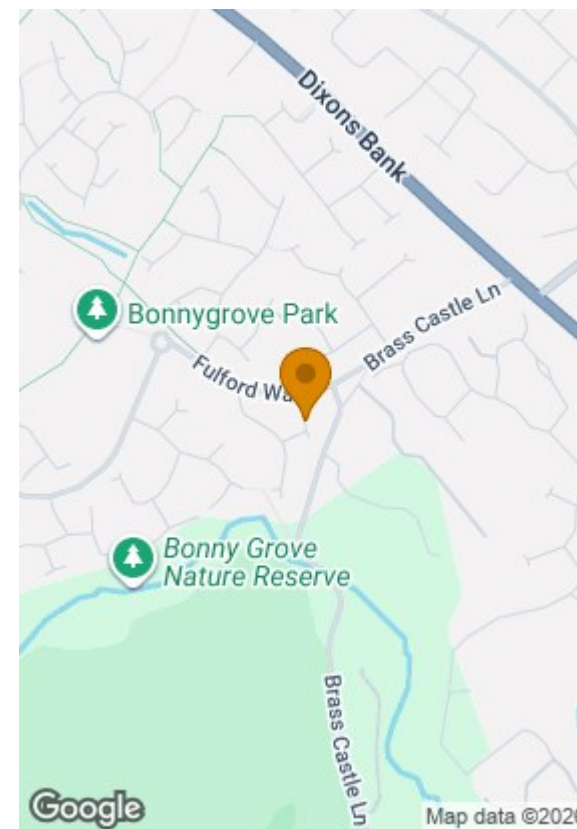


Approximate total area⁽¹⁾
763 ft²
70.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	83
		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.

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