



**The Willows, Marton-In-Cleveland, TS7 8BL**  
**2 Bed - Bungalow - Semi Detached**  
**£200,000**

**Council Tax Band: B**  
**EPC Rating:**  
**Tenure: Freehold**



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Nestled in the desirable area of Marton-In-Cleveland, this attractive semi-detached bungalow at The Willows is offered with no chain involved. An excellent opportunity for those seeking a downsize, close to local amenities and bus routes.

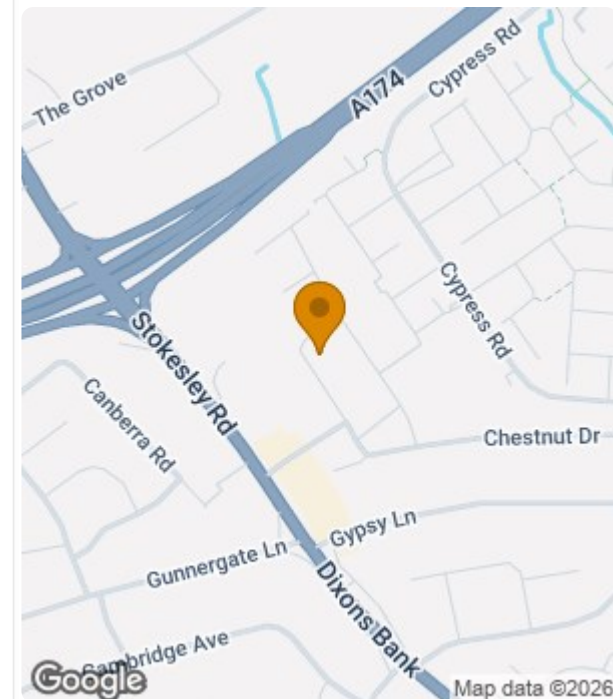
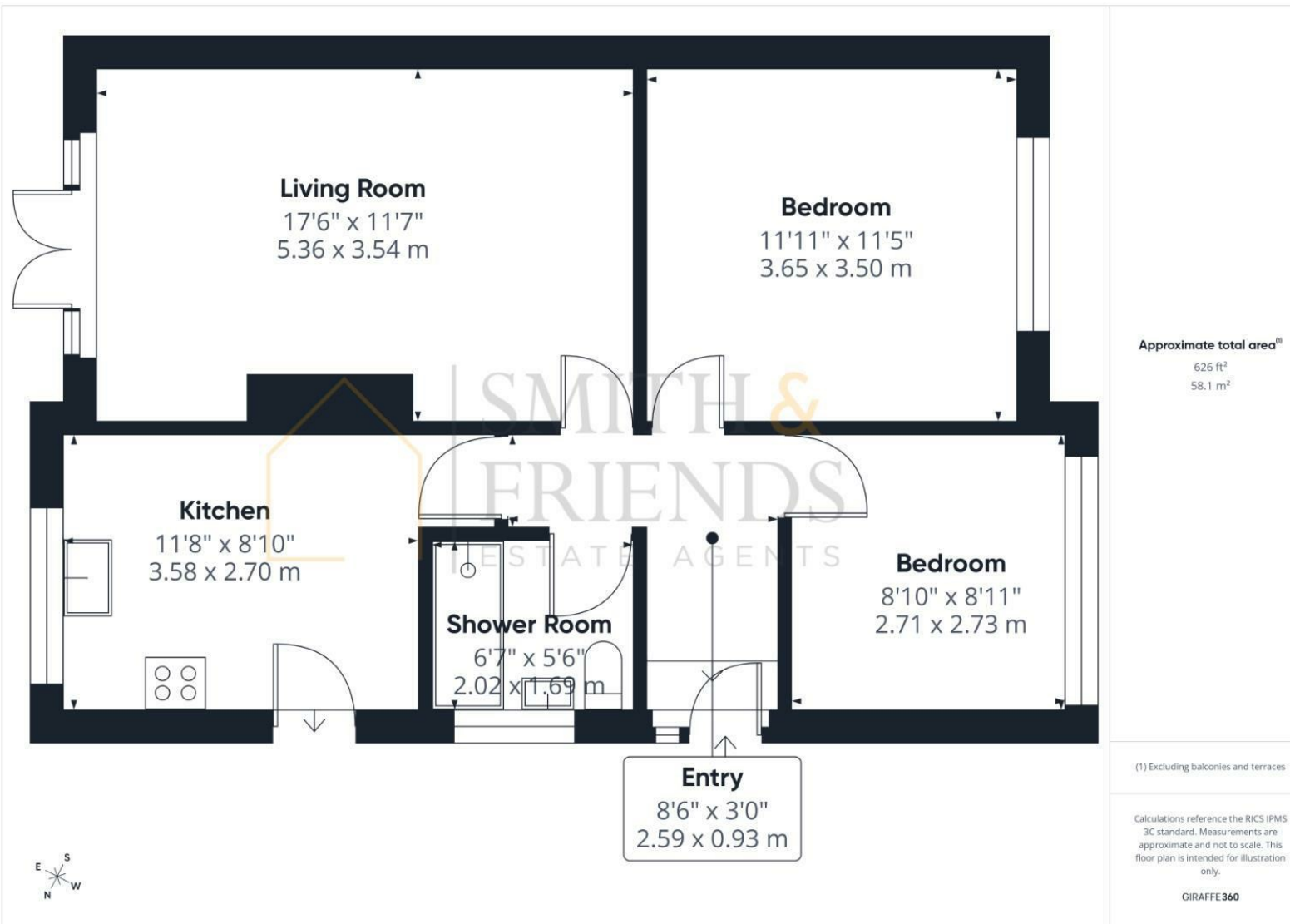
The bungalow features two well-proportioned bedrooms, an inviting lounge with doors opening to the rear garden, a modern kitchen designed for convenience and the shower room which adds to the contemporary feel of the home.

Set on an impressive plot, the property boasts a front garden and parking space for 2-3 vehicles leading to a detached single garage, ensuring practicality for homeowners. The rear garden is a true highlight, featuring mature borders and a predominantly laid-to-lawn area, perfect for the summer months. A lovely patio seating area offers an ideal spot for outdoor dining the sun, all while enjoying a high degree of privacy.

Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE SOLAR PANELS ARE LEASED.





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