



Eagle Park, Marton-In-Cleveland, TS8 9NS
4 Bed - House - Detached
Offers Over £310,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: E



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Eagle Park

Marton-In-Cleveland, Middlesbrough, TS8 9NS

This exceptional family home is brought to the market with the added benefit of no forward chain.

Occupying a highly desirable location, the property is perfectly positioned close to a range of local amenities, including well-regarded schools and shops. Nature lovers and outdoor enthusiasts will also appreciate the close proximity to the iconic Roseberry Topping, offering beautiful countryside walks.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to a convenient ground-floor cloakroom/WC. The heart of the home is the bright and airy open-plan lounge and dining room, flooded with natural light and offering an excellent space for both family living and entertaining. French doors lead through to a delightful conservatory, which enjoys attractive views over the beautifully maintained and mature rear garden.

The ground floor further benefits from a well-appointed kitchen with dining area, providing ample space for family meals and social gatherings. In addition, there is a versatile snug/family room which can be utilised as a second sitting room, home office, playroom, or hobby space to suit individual requirements.

To the first floor, a grand and spacious landing creates an impressive focal point and gives access to four generously sized bedrooms. The master bedroom enjoys the luxury of a private en-suite shower room, while the remaining bedrooms are all of excellent proportions and benefit from fitted wardrobes, providing ample storage. Completing the accommodation is a stylish and modern family bathroom fitted with contemporary fixtures and fittings.

Externally, the property continues to impress. The rear garden is undoubtedly a standout feature and has been lovingly cared for by the current owners over many years. Beautifully landscaped and well established, it provides a wonderful setting for outdoor entertaining, family gatherings, or simply relaxing in peaceful surroundings.











Entrance Hallway

Cloakroom

Lounge/Diner

Conservatory

Kitchen

Snug

Landing

Bathroom

Bedroom

Ensuite

Bedroom

Bedroom

Bedroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1504 ft²
139.8 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.

GIRAFFE 360

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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