Holt Close, Middlesbrough, TS5 8FG
4 Bed - House - Townhouse
£275,000

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

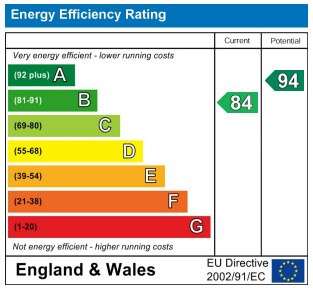
SMITH & FRIENDS
ESTATE AGENTS

Holt Close, TS5 8FG

Positioned on a favoaurable plot with the rear garden affording a good degree of privacy this well presented and spacious 4 Bed detached property comes with viewing recommended. Located on the popular Stainsby Hall Farm development, with good access to main commuter routes. Boasting an Open plan Dining Kitchen 4 good sized bedrooms (2 with En suites and master with dressing area)

The Accommodation is spread over three floors and comprises of: Entrance Hall, Cloakroom W.C Lounge and Open plan Dining Kitchen (recently refitted with a comprehensive range of wall, base and drawer units including integrated appliances) The 1st floor has 3 bedrooms (bed 2 with ensuite) and family bathroom, the 2nd floor has the master Bedroom with ensuite and dressing area.

Externally the we larger rear garden affords a good degree of privacy and is mainly laid to lawn, the open plan front garden is laid to lawn with double length driveway leading to the detached garage.



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

SMITH & FRIENDS
ESTATE AGENTS