



Ideally positioned within easy reach of the popular Marton Shops and well-regarded local schools including Chandlers Ridge Primary School, this superb family home enjoys a highly convenient yet peaceful setting. Tucked away in the corner of a quiet cul-de-sac, the property offers both privacy and a wonderful sense of space, making it perfectly suited to modern family living.

Upon entering, you are welcomed by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor accommodation has been thoughtfully designed to provide both comfort and practicality. A convenient cloakroom sits just off the hallway, while the spacious lounge to the front of the property offers a bright and relaxing space for everyday living. To the rear, the heart of the home is the impressive open-plan kitchen and dining area — ideal for family meals and entertaining alike. This sociable space flows seamlessly into a generous conservatory, which overlooks the garden and provides an additional reception area filled with natural light, perfect for year-round enjoyment.

The first floor continues to impress, offering four well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and a private ensuite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a modern family bathroom, providing ample space for a growing family.

Externally, the property boasts an enclosed rear garden, offering a safe and secure environment for children and pets, as well as an ideal space for outdoor entertaining. Completing this attractive home is a garage and driveway, providing convenient off-street parking.

Combining a sought-after location with spacious, versatile accommodation, this delightful home presents an excellent opportunity for families seeking comfort, convenience, and a welcoming community setting.

**St. Cuthbert Avenue, Middlesbrough, TS7 8RG**

**4 Bedroom - House - Detached**

**£327,500**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**



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**Entrance Hallway**

2 x storage cupboards, flooring, stairs to upper and front entrance door.

**Cloakroom**

1 x side double glazed window, w/c, wash hand basin, heated towel rail, flooring and spot lights.

**Lounge**

1 x front double glazed window, radiator, internal doors leading to the dining room and carpet flooring.

**Diner**

Open plan with kitchen, flooring, spot lights, radiator and doors leading to conservatory

**Kitchen**

1 x rear double glazed window, Range Master oven, flooring, part tiled and open plan with dining area.

**Conservatory**

Double glazed windows and doors

**Landing**

Carpet flooring, loft access, storage and 1 x radiator.

**Bedroom**

Carpet flooring, 1 x front double glazed window, fitted robes and 1 x radiator.

**Ensuite**

1 x side double glazed window, flooring, w/c, wash hand basin, walk in shower, heated towel rail and spot lights.

**Bedroom**

1 x rear double glazed window, carpet flooring and 1 x radiator.

**Bedroom**

1 x rear double glazed window, 1 x radiator, fitted robes and carpet flooring.

**Bedroom**

1 x front double glazed window, carpet flooring, 1 x radiator and storage.

**Bathroom**

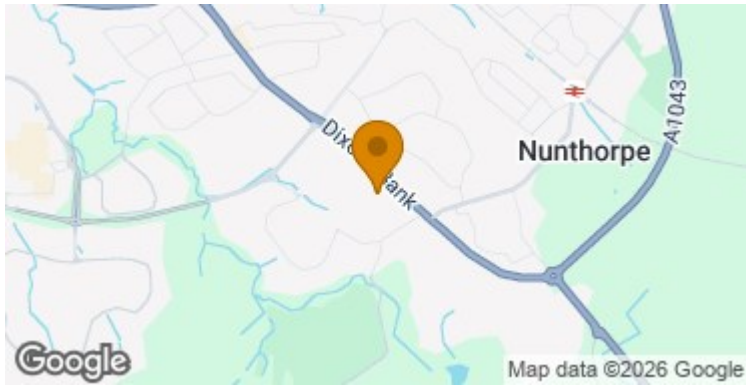
1 x side double glazed window, w/c, wash hand basin, bath, shower and heated towel rail.

**External**

Rear garden, driveway and garage.

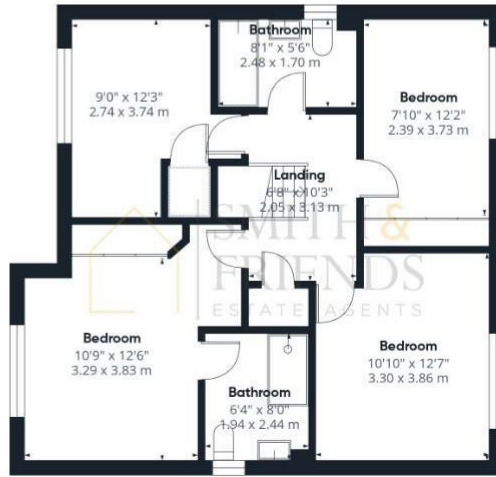


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Approximate total area<sup>(1)</sup>  
1477 ft<sup>2</sup>  
137.2 m<sup>2</sup>

(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		77	82
(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. We 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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