



The Village, Marton-In-Cleveland, TS7 8BD
7 Bed - House - Detached
£330,000

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



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FRIENDS**
ESTATE AGENTS

**The Village
Marton-In-Cleveland,
Middlesbrough,
TS7 8BD**

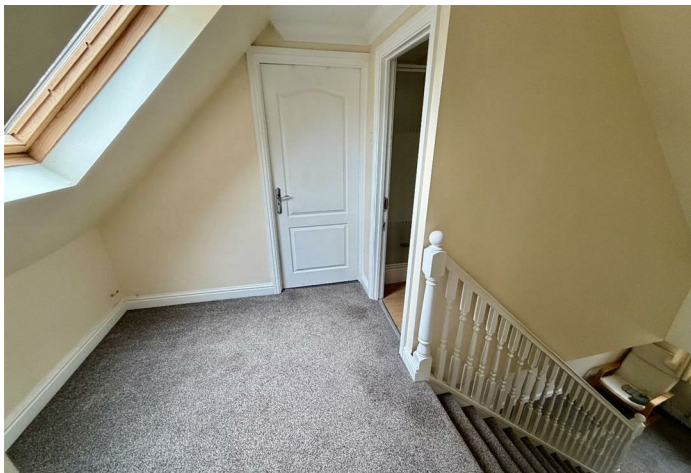
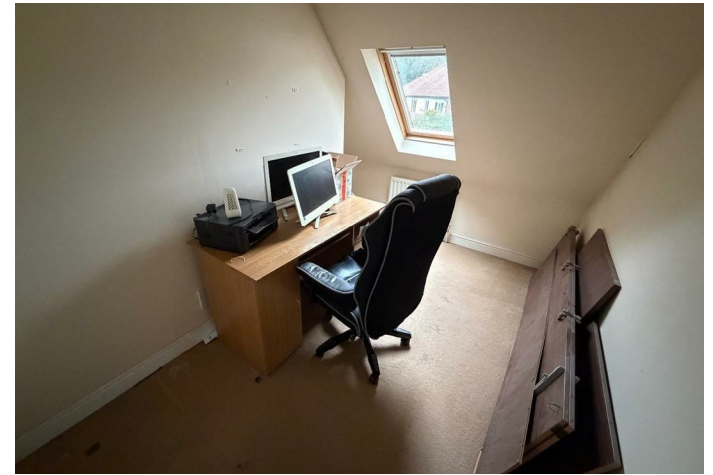
An opportunity to purchase a 7 bedroom detached family home. The property comprises of entrance hallway, lounge, family room, dining room, kitchen, utility, cloaks/w.c, the lounge and dining room both have shower rooms, 1st floor landing, 5 bedrooms, bedrooms 1 to 4 with en-suites, 2nd floor landing, bedroom 6 with ensuite, bedroom 7 with a separate shower room/w.c. Externally the double garage has been converted into a lounge, kitchen, bedroom and shower room/w.c. There is ample parking to the front and side along with a lawned garden to the rear. Property to be sold as seen.

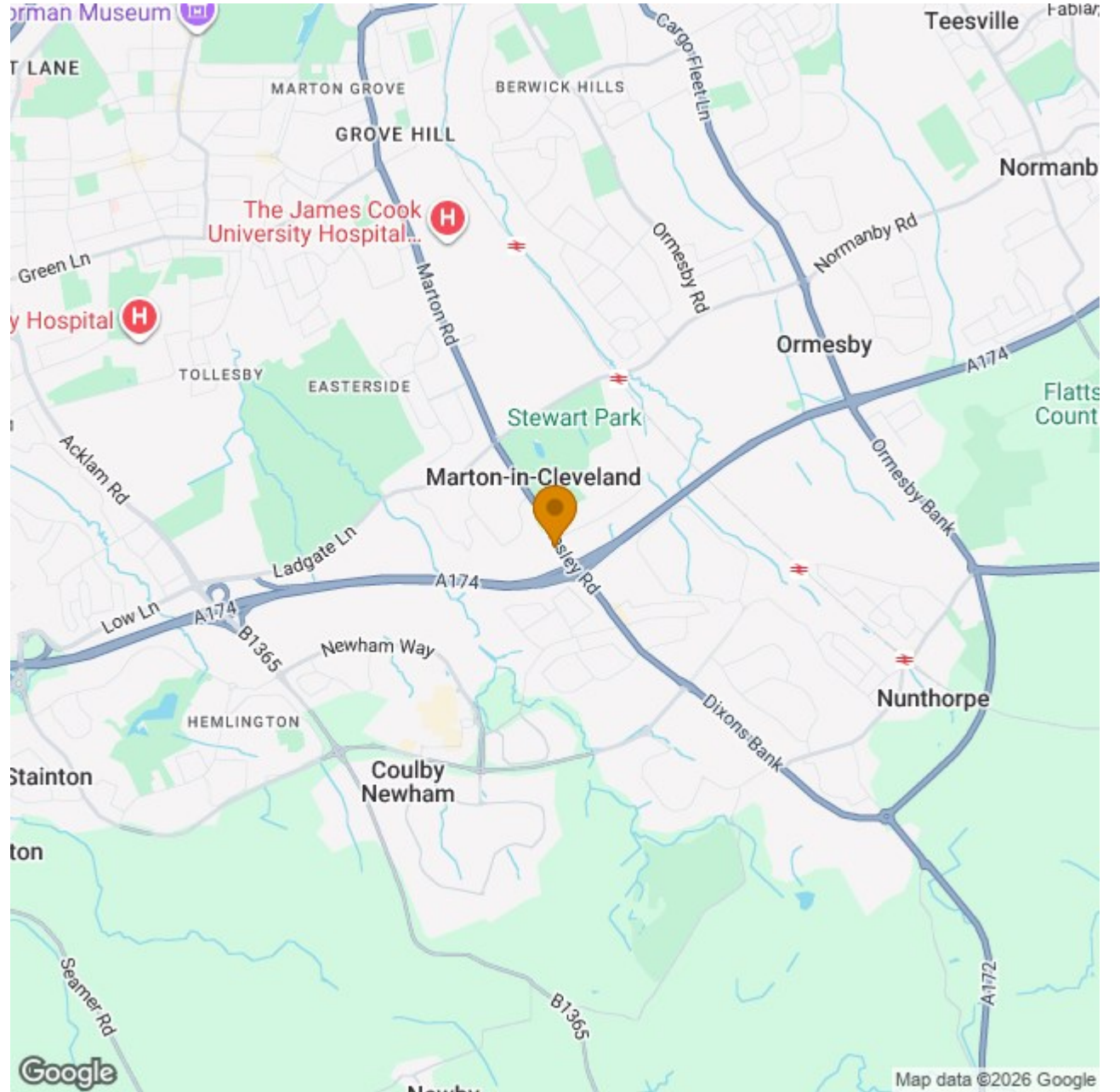
EPC rating - C













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^m
 2784 ft²
 258.8 m²
 Reduced headroom
 215 ft²
 20 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
 Tel: 01642 313666
 middlesbrough@smith-and-friends.co.uk
 www.smith-and-friends.co.uk



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