



**Sunstar Grove, Marton-In-Cleveland, Middlesbrough, TS7 8RP**

**3 Bed - House - Semi-Detached**

**£169,950**

**Council Tax Band: C**

**EPC Rating: D**

**Tenure: Freehold**



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## Sunstar Grove, Marton-In-Cleveland, TS7 8RP

A well presented 3 bedroom semi-detached house located in the desirable area of Marton. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for first time buyers and families alike.

Upon entering from the entrance hallway, you will find a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. This then leads through the dining room and in turn into kitchen. To the first floor there are 3 bedrooms and stylish shower room/w.c.

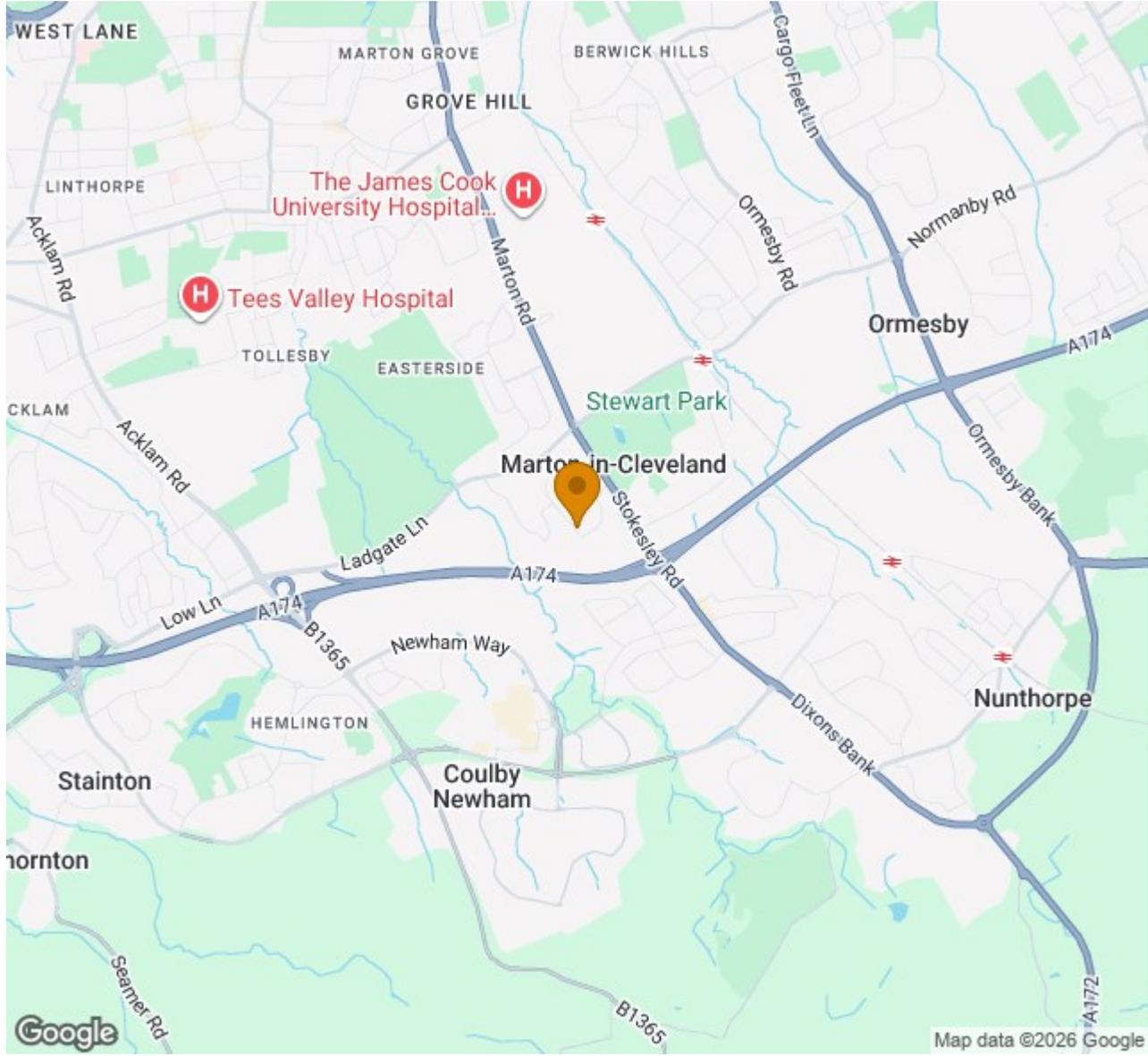
Externally there are easily maintained gardens in addition to a driveway and single garage.. The surrounding area is known for its community spirit and accessibility to local amenities, including shops, schools, and parks, making it an excellent choice..

Do not miss the chance to make this lovely house your new home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Ground Floor



Floor 1



Approximate total area<sup>m</sup>

706 ft<sup>2</sup>  
65.7 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.

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.

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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