



21 Saltcote, Marton Middlesbrough TS7 8QN

We are acting in the sale of the above property and have received an offer of £57,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

SMITH & FRIENDS are delighted to offer to the market this two bedroom first floor apartment situated within the popular local area of Marton and offered with the benefit of no chain involved. The accommodation briefly comprises of: landing area, lounge, kitchen, two bedrooms and family bathroom. Please note the property is sold as seen.

Cash buyers

**Saltcote, Marton-In-Cleveland, Middlesbrough, TS7 8QN**

**2 Bed - Flat**

**£65,000**

**EPC Rating: C**

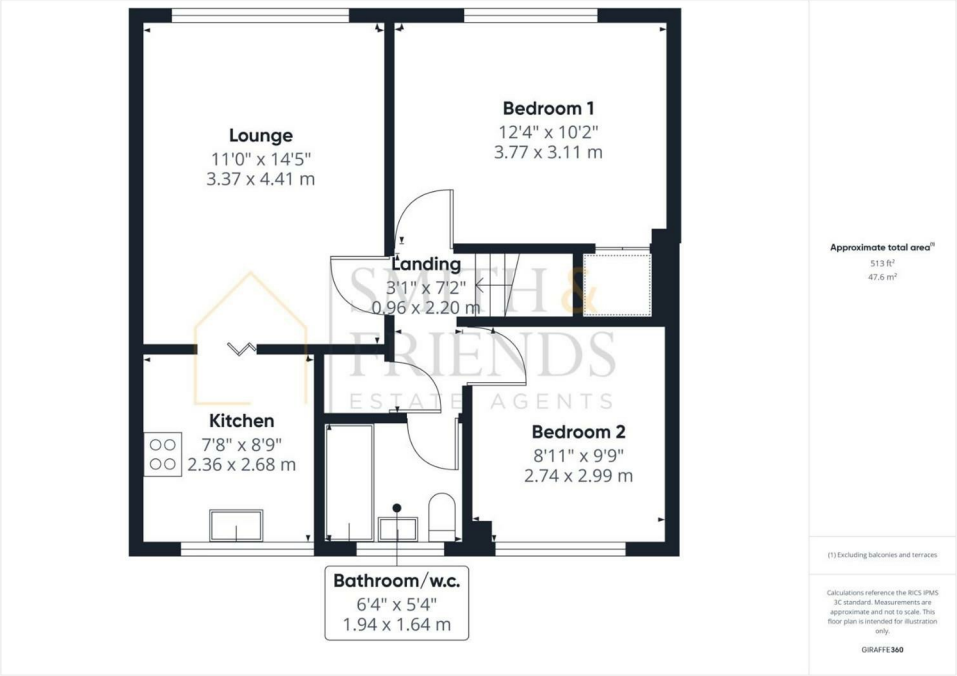
**Council Tax Band: A**

**Tenure: Leasehold**





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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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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		

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