



Lambourne Drive, Marton-In-Cleveland,  
Middlesbrough, TS7 8QF  
3 Bed - House - Semi-Detached  
£155,000

Council Tax Band: C  
EPC Rating:  
Tenure: Freehold



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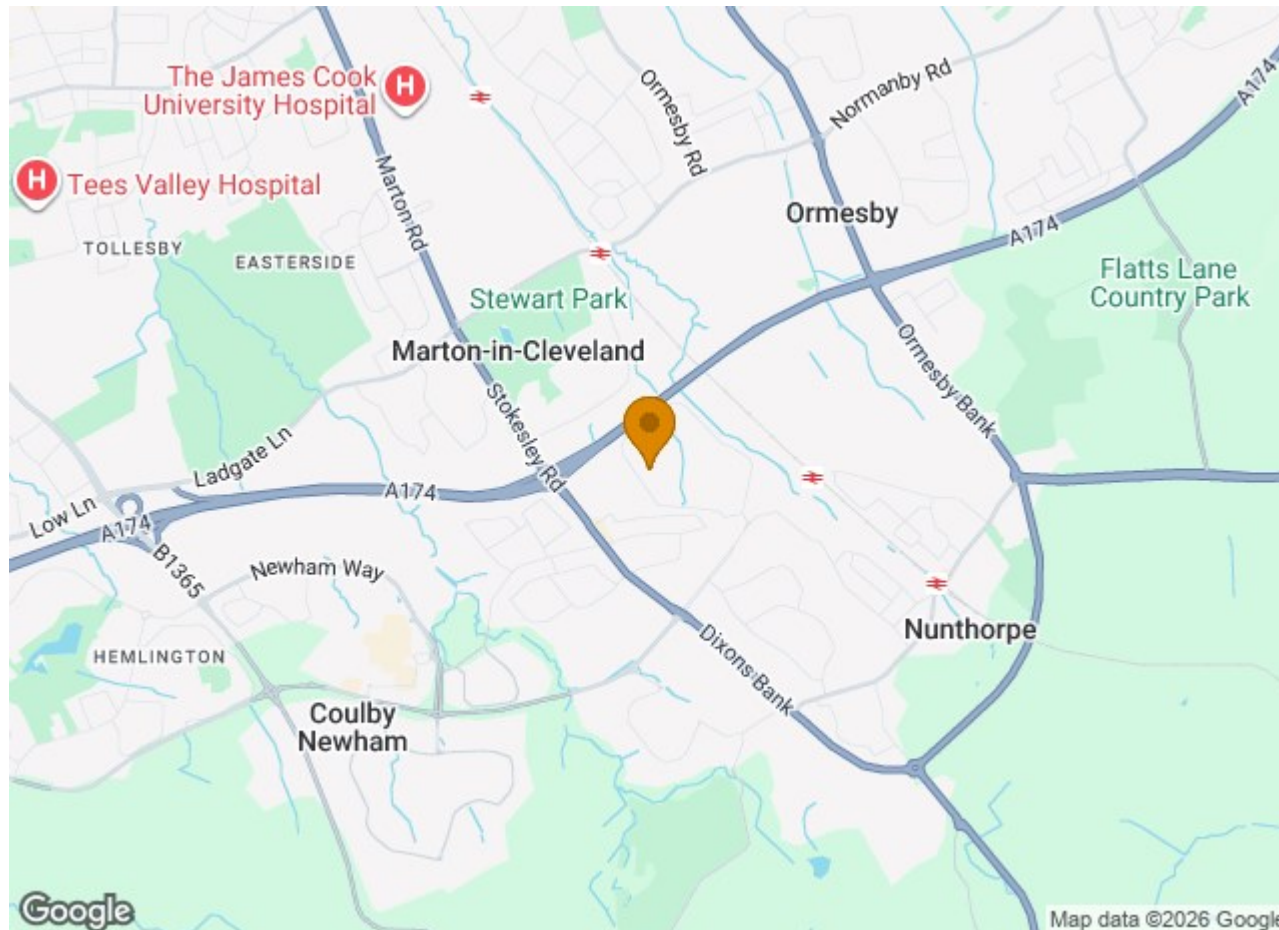




## Lambourne Drive, Marton-In-Cleveland, TS7 8QF

Situated in a popular and sought after location this delightful 3 bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in the 1970s, the property boasts a warm and inviting atmosphere, making it an ideal family home. The property internally comprises of entrance hallway, lounge, dining area, kitchen, landing, 3 bedrooms and shower room/w.c. Externally there is a driveway that leads to a single garage. There are also gardens to front and rear. The property benefits from gas central heating via a combination boiler situated in the shower room cupboard and the additional benefit of solar panels which reduces the electricity cost. The property offers lots of potential and viewing is highly recommended.

The location in Marton-In-Cleveland is highly desirable, with local amenities, schools, and parks within easy reach. This community-oriented area provides a friendly atmosphere, making it an excellent choice for families and individuals alike.












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



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

837 ft<sup>2</sup>  
77.8 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



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.

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