



\*\*\* FOR SALE VIA AUCTION \*\*\* START BID £130,000 \*\*\* SUBJECT TO RESERVE PRICE \*\*\*

Situated in the popular and sought after Marton Manor location, this extended 4 bedroom semi detached house offers flexible family living comprising of entrance hallway, lounge, dining area, kitchen, family room, landing, 4 bedrooms and bathroom/w.c. Built in 1972, the property spans an impressive 1,367 square feet, providing ample space for families or those seeking room to grow or those that work from home.

Externally there are gardens to front and rear in addition to a driveway and single garage. The property benefits from gas central heating and double glazing.

The property has plenty of potential and is for sale via auction.

\*\*\* PLEASE REFER TO AUCTIONEER COMMENTS \*\*\*

**Calluna Grove, Marton-In-Cleveland, Middlesbrough, TS7 8SP**

**4 Bed - House - Semi-Detached**

**Starting Bid £130,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**





Calluna Grove, Middlesbrough, TS7 8SP



would be funded. This property has a Buyer Information Pack which is a coll



Approximate total area<sup>8</sup>  
1149 ft<sup>2</sup>  
106.7 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) 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, 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 |                            | 79  |
| (55-68)                                     | D | 68                         |   |
| (39-54)                                     | E |                            |   |
| (21-38)                                     | F |                            |   |
| (1-20)                                      | G |                            |   |
| Not energy efficient - higher running costs |   |                            |   |
| England & Wales                             |   | EU Directive<br>2002/91/EC |  |

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