



This modern detached home, set within a sought-after modern development, offers a superb specification throughout, including bi-fold doors to the rear, a stylish kitchen with integrated appliances, and contemporary bathroom, en suite and WC. With private, low-maintenance gardens, a garage and driveway parking, it is perfectly designed for modern living.

We are delighted to present this high-specification property, ideally positioned with open green space to the front and within easy reach of local amenities, James Cook Hospital and transport links.

The home benefits from GCH and uPVC DG throughout along with a fitted modern kitchen featuring integrated appliances and a separate laundry cupboard. Additional highlights include bi-fold doors opening to the rear garden, fitted wardrobes to bedroom one, an alarm system, and ample power and media points throughout. Flooring and blinds are included.

The accommodation briefly comprises of: Entrance hall, lounge, dining kitchen and WC. To the first floor there are four well-proportioned bedrooms, (master with en suite,) and a luxurious family bathroom. A part-boarded loft with ladder access and lighting offers useful additional storage.

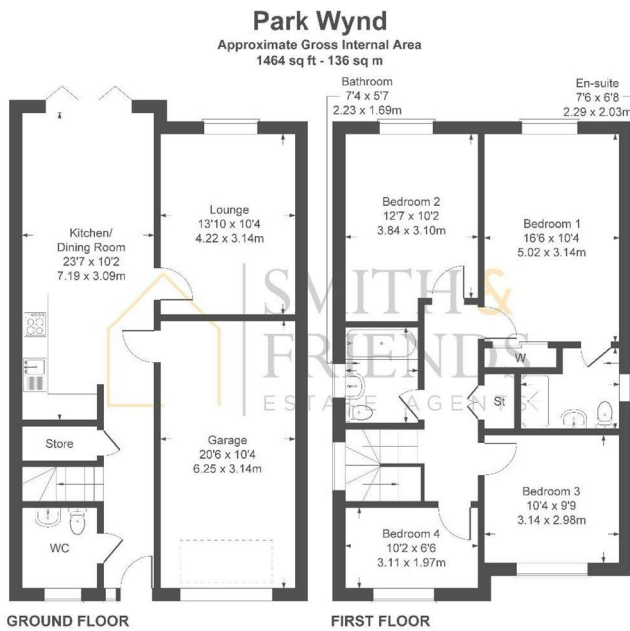
Externally, the property enjoys an open aspect to the front, while the rear features private, low-maintenance gardens. A driveway leads to the garage, which benefits from power, lighting and a personnel door.

Estate management charge for the upkeep of the development £115 Per Annum

Park Wynd, Middlesbrough, TS4 3FB
4 Bed - House - Detached
£254,995
EPC Rating: C
Council Tax Band: E
Tenure: Freehold



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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	78	86
(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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