



This well-presented semi-detached home would make an ideal purchase for first-time buyers. Situated in a popular cul-de-sac in Marton, Middlesbrough, the property features a modern and practical layout.

The ground floor comprises an inviting entrance hallway, a modern fitted kitchen positioned at the front, and a spacious, light-filled lounge with double doors opening onto the rear garden.

Upstairs, you will find two double bedrooms and a contemporary bathroom complete with a walk-in shower.

External: The property enjoys a generous, enclosed rear garden laid mainly to lawn with a dedicated seating area, along with ample off-street parking provided by the side driveway.

Location: Situated close to shops, schools, local amenities and James Cook Hospital is approximately a five minutes drive away.

Fairwood Park, Marton-In-Cleveland, Middlesbrough, TS8 9XP

2 Bed - House - Semi-Detached

£155,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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Entrance Hallway

Flooring, 1 x radiator, front entrance door and stairs to upper.



Kitchen

1 x front double glazed window, 11 x side double glazed window and 1 x radiator



Lounge

Flooring, rear double glazed doors and 2 x radiators.

Landing

Carpet flooring, loft access and storage cupbaord.

Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.



Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

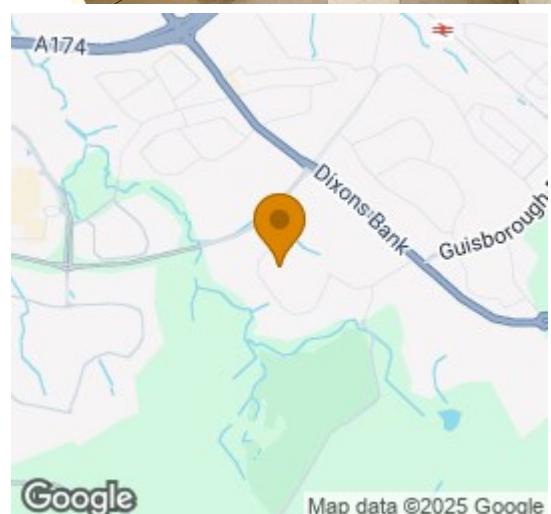
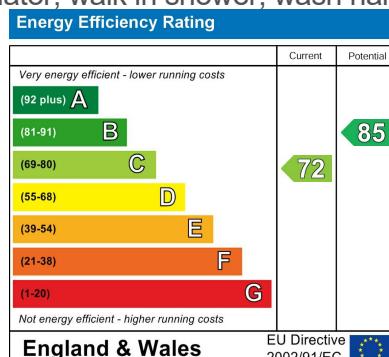
Bathroom

1 x side double glazed window, 1 x radiator, walk in shower, wash hand basin and w/c.



External

Parking, front and rear gardens.



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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk