



**Knarborough Avenue, Marton-In-Cleveland,  
Middlesbrough, TS7 8LN  
2 Bed - Bungalow - Detached  
£360,000**

**Council Tax Band: E  
EPC Rating:  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

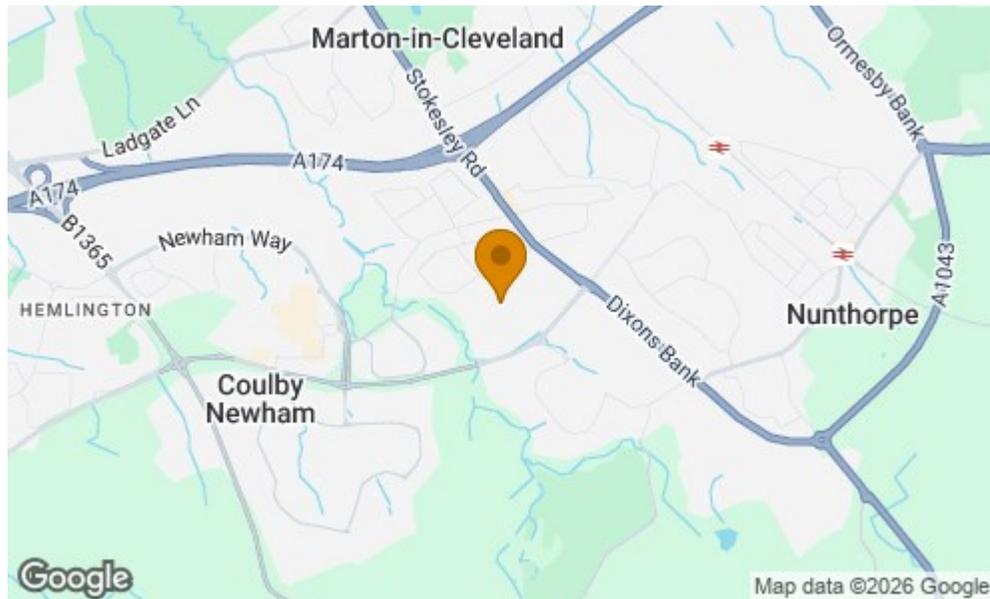


## Knaresborough Avenue, Marton-In-Cleveland, TS7 8LN

Smith & Friends are delighted to offer to the market this two/three bedroom detached dormer bungalow situated in Marton-In-Cleveland on the popular Knaresborough Avenue.

The property benefits from a spacious hallway, two/three well-proportioned bedrooms, a larger than average living room, uPVC conservatory with lovely views of the garden, a useful utility room and downstairs WC. Externally, one of the standout features of this property is the generous sized plot, with an impressive rear garden which is mainly laid to lawn. To the front is off road parking for 2 vehicles and a garage which can be accessed via an internal door from the utility.

With no onward chain, this bungalow presents a great opportunity for anyone who is looking to fully modernise. Whether you are looking to downsize or seeking a family home, this property has huge potential with viewings highly recommended.









Ground Floor



Floor 1



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

1364 ft<sup>2</sup>  
126.7 m<sup>2</sup>

Reduced headroom

42 ft<sup>2</sup>  
3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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