



SMITH AND FRIENDS are delighted to offer to the market this sought after four bedroom detached property which is beautifully presented throughout. Maplewood Drive can be accessed via Skippers Lane and is within easy access to a fantastic range of amenities. The spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs cloakroom/WC, converted garage to provide a reception room, stunning fitted kitchen with dishwasher, washing machine, oven, hob and extractor and Quooker type tap (instant hot water) fitted under the sink, two further dining areas and an added open exceptional orangery with spectacular sky lights. To the first floor landing are four bedrooms, the master bedroom benefitting from an en -suite shower room and a master bathroom/WC. Externally to the front of the property is off street parking for 2 vehicles and to the rear is a good size low maintenance garden with a garden shed. Viewings come highly recommend to fully appreciate.

**Maplewood Drive, Middlesbrough, TS6 0GA**

**4 Bed - House - Detached**

**Asking Price £245,000**

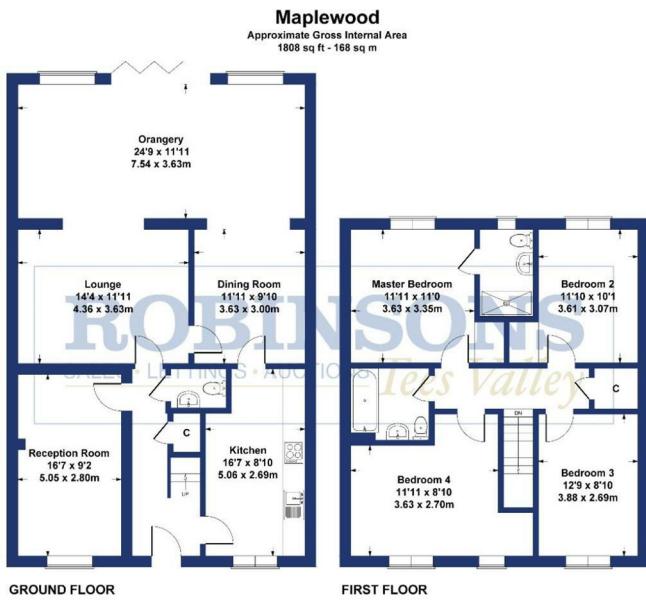
**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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		88
(81-91)	B		80
(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