



SMITH & FRIENDS are delighted to offer to the market this fantastic & sought after four bedroom detached property situated on Marlborough Road in Marton and perfect for growing families. The spacious living accommodation briefly comprises; entrance hall, two generous reception rooms and a fully equipped kitchen/diner. To the first floor landing are four bedrooms and an attractive shower room fitted with a three piece suite. Externally to the front of the property is an extensive driveway providing off street parking for a number of vehicles leading to a double garage. To the rear is a generous, well cared for garden which is laid to lawn and lined with mature shrubs and paved areas. Early viewing comes highly recommended to fully appreciate.

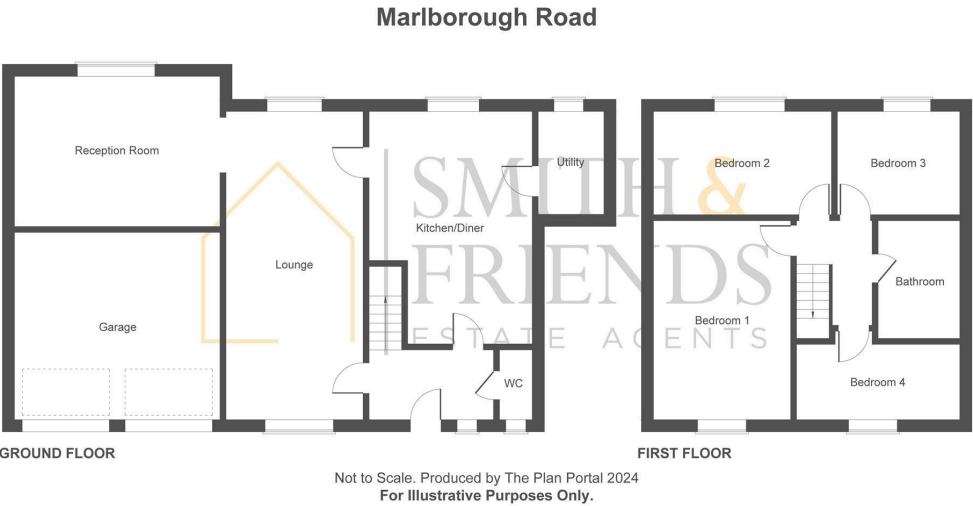
FLOORPLAN, INTERNALS & VIDEO TOUR TO FOLLOW.

Marlborough Road, Marton-In-Cleveland, Middlesbrough,
TS7 8LB
4 Bed - House - Detached
£290,000
EPC Rating: D
Council Tax Band: D
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Marlborough Road, Middlesbrough, TS7 8LB



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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

26 Stokesley Road, Marton, Middlesbrough,
TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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