



An ideal opportunity for a first time buyer or young family to purchase this 3 bedroom semi detached house with driveway and single garage. The property is close to schools, shops and amenities and internally comprises of entrance hallway, lounge, dining room, kitchen, utility, landing, 3 bedrooms, bathroom and separate w.c. The property benefits from gas fired central heating and UPVC double glazing, externally there are gardens to the front and rear. Early viewing is highly recommended!!

**Planetree Court, Marton, Middlesbrough, TS7 8QT**  
**3 Bed - House - Semi-Detached**  
**£145,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**



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Planetree Court, Middlesbrough, TS7 8QT



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
973.49 ft<sup>2</sup>  
90.44 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIARFFE 360



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		87
(81-91) B		
(69-80) C	70	
(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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