Lycium Close, Marton-In-Cleveland,
Middlesbrough, TS7 8RS
3 Bed - House - Detached
Offers Over £215,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Lycium Close, Marton-In-Cleveland, TS7 8RS

Nestled within a popular cul-de-sac of Lycium Close, Marton-In-Cleveland, this delightful three bedroom detached home benefits from NO CHAIN INVOLVED. The attractive accommodation briefly comprises; porch leading to the spacious hallway, useful storage cupboard, downstairs WC, generous lounge that flows seamlessly into a dining room and snug area and a modern kitchen which is well-equipped. To the first floor landing are three generously sized bedrooms (2 doubles, 1 single), and a modern, well-appointed bathroom. Externally, the front of the property features a driveway with parking for two vehicles, along with a garage. To the rear is a low maintenance garden which is split level, with a paved patio area and lawn area. Viewings come highly recommended to fully appreciate.

Ground Floor

Floor 1

Approximate total area(1)

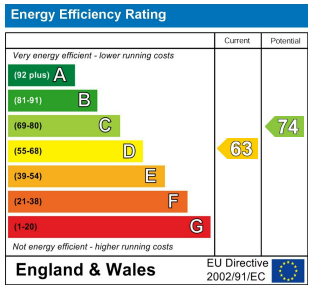
963 ft²

89.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

SMITH & FRIENDS ESTATE AGENTS