



A fantastic five bedroom detached family house situated within a popular and sought-after estate and would appeal to a variety of buyers especially growing families. The property is situated within easy reach to local shops, schools and Nunthorpe railway station. The impressive living accommodation briefly comprises; hallway with access to the first floor, 3/4 converted garage which is a generous size and currently used as a play room, stunning open plan living dining kitchen, thoughtfully designed with bi-folding doors opening to the rear as well as French doors, perfect space for entertaining. The kitchen is fully equipped with quartz worktops and useful integrated appliances such as an oven, microwave, hob, hood, fridge freezer, and dishwasher. To complete the ground floor is an adjoining utility room and downstairs WC. The property features five well-proportioned bedrooms, including en-suites to two of the master bedrooms and a modern family bathroom. Externally, to the front of the property is extensive parking leading to the garage which has been converted. To the rear is a fantastic garden which is mainly laid to lawn and perfect for growing families. Viewings come highly recommended to fully appreciate.

Low Gill View, Marton-In-Cleveland, Middlesbrough, TS7 8BF

5 Bed - House - Detached

£424,995

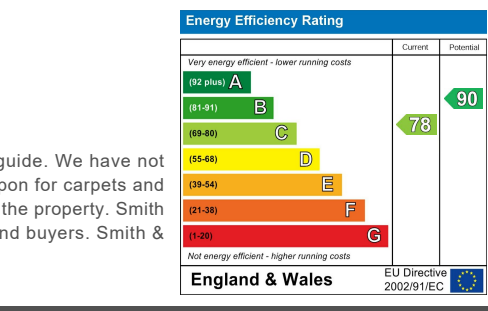
EPC Rating: C

Council Tax Band: F

Tenure: Freehold



Low Gill View, Middlesbrough, TS7 8BF



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			
(69-80) C		78	90
(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	

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

