



**Cotherstone Drive, Middlesbrough, TS5 8JJ**  
**3 Bed - House - Semi-Detached**  
**Offers Over £260,000**

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



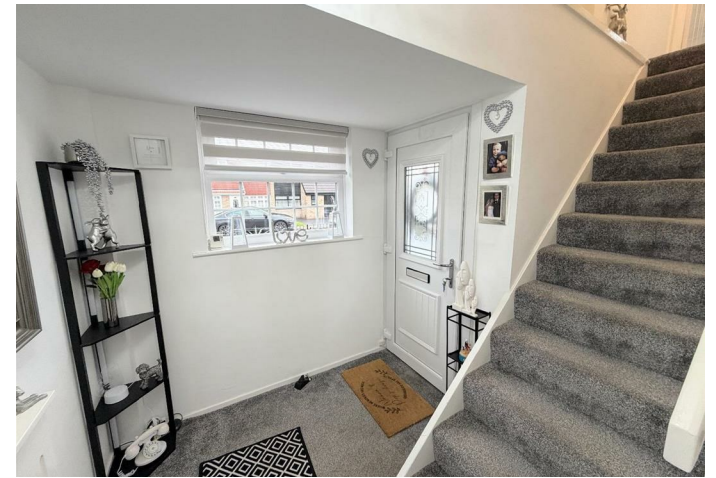
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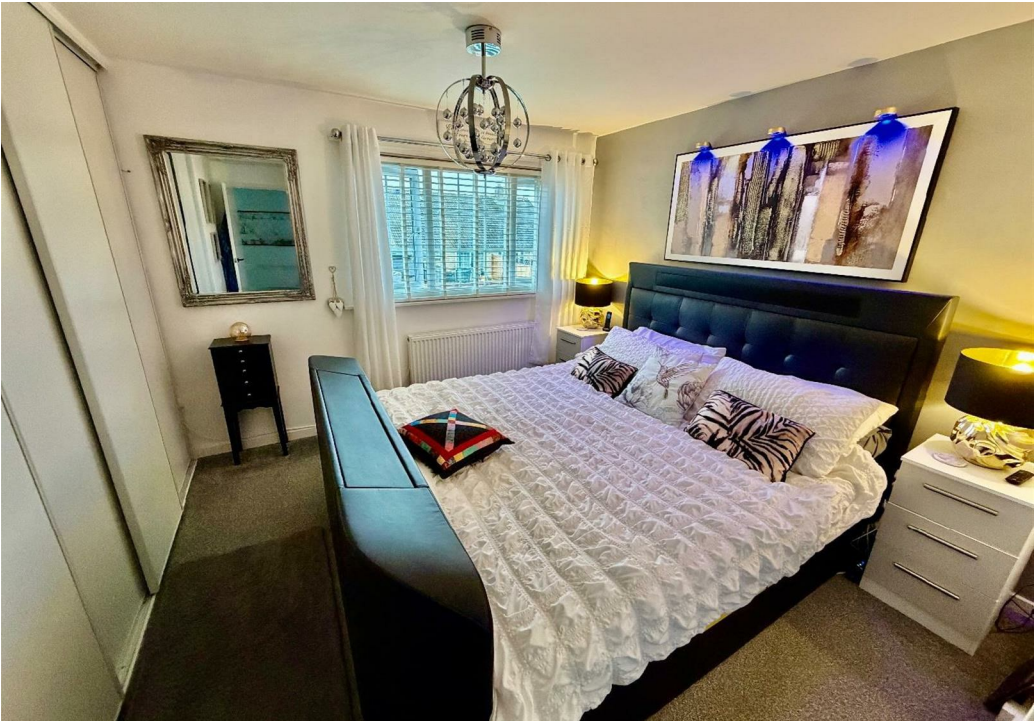
# Cotherstone Drive Middlesbrough TS5 8JJ

Arguable the best example of this type of property currently available on the market. Having been remodelled and refurbished by the current owners, this stunning 3 bedroom semi detached house comes with viewing strongly recommended. With a contemporary finish throughout, the spacious and versatile layout will certainly appeal to a variety of potential buyers. Internally the property boasts Four reception rooms, a modern kitchen with utility and downstairs toilet. To the first floor there are Three good sized bedrooms and luxurious family bathroom. Externally the enclosed front garden provides ample off street parking. The landscaped rear garden is ideal for outdoor entertaining with a heated pool, patio areas and bar.

Cotherstone Drive is located off Sedgefield Road in Acklam and close to local amenities and easy access to main commuter routes.



















## GROUND FLOOR

### ENTRANCE HALLWAY

6'6" x 6'6" (2m x 1.99m)

### LOUNGE

16'6" x 10'7" (5.03m x 3.23m)

### SUNROOM

11'10" x 9'8" (3.61m x 2.95m)

### DINING ROOM

10'4" x 9'4" (3.15m x 2.84m)

### SNUG

12'3" x 12'2" (3.73m x 3.71m)

### KITCHEN

13'11" x 10'3" (4.24m x 3.12m)

### UTILITY

8'10" x 8'1" (2.69m x 2.46m)

### DOWNSTAIRS TOILET

5'2" x 2'10" (1.58m x 0.87m)

## FIRST FLOOR

### LANDING

8'4" x 6'1" (2.55m x 1.87m)

### BEDROOM ( REAR)

10'3" x 10'3" (3.12m x 3.12m)

### BEDROOM (REAR)

10'2" x 8'7" (3.10m x 2.62m)

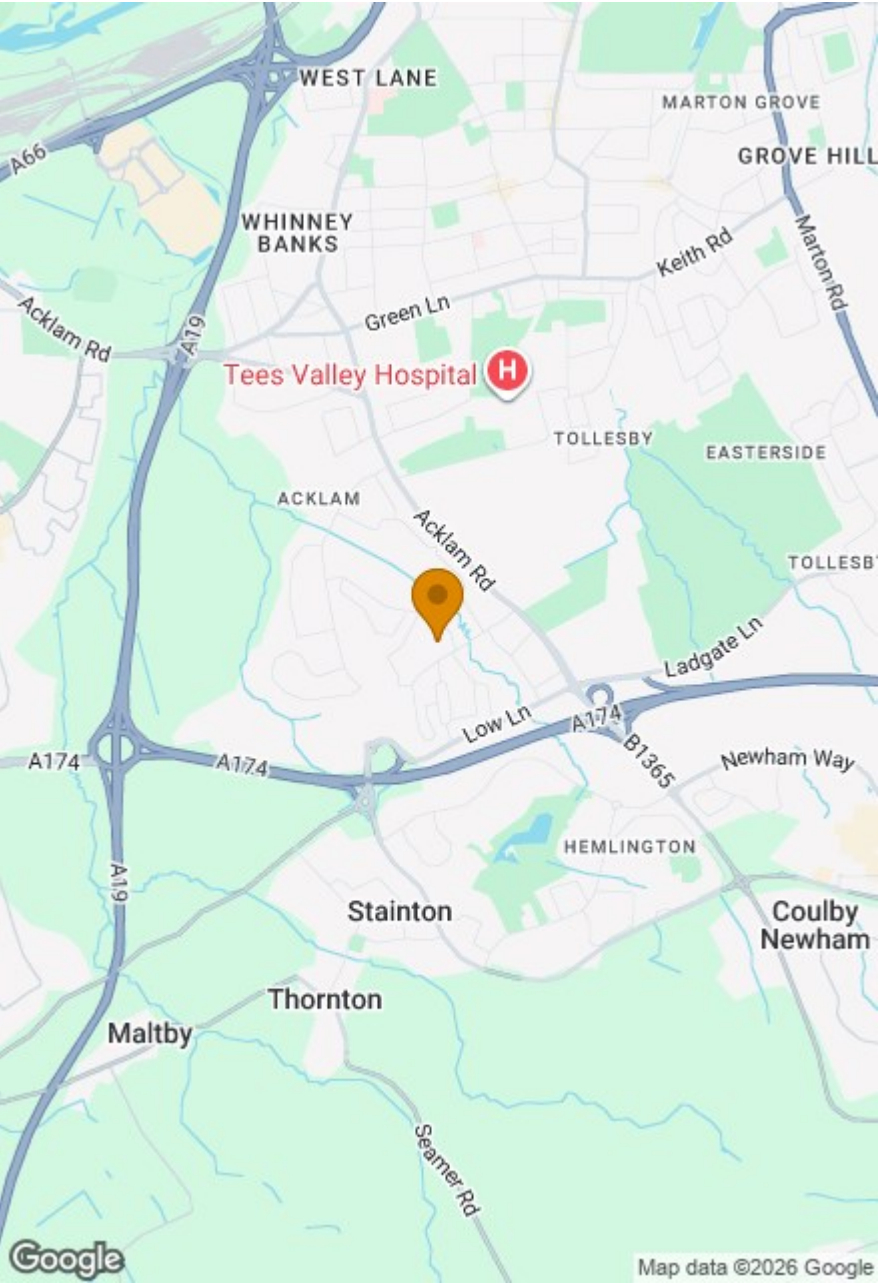
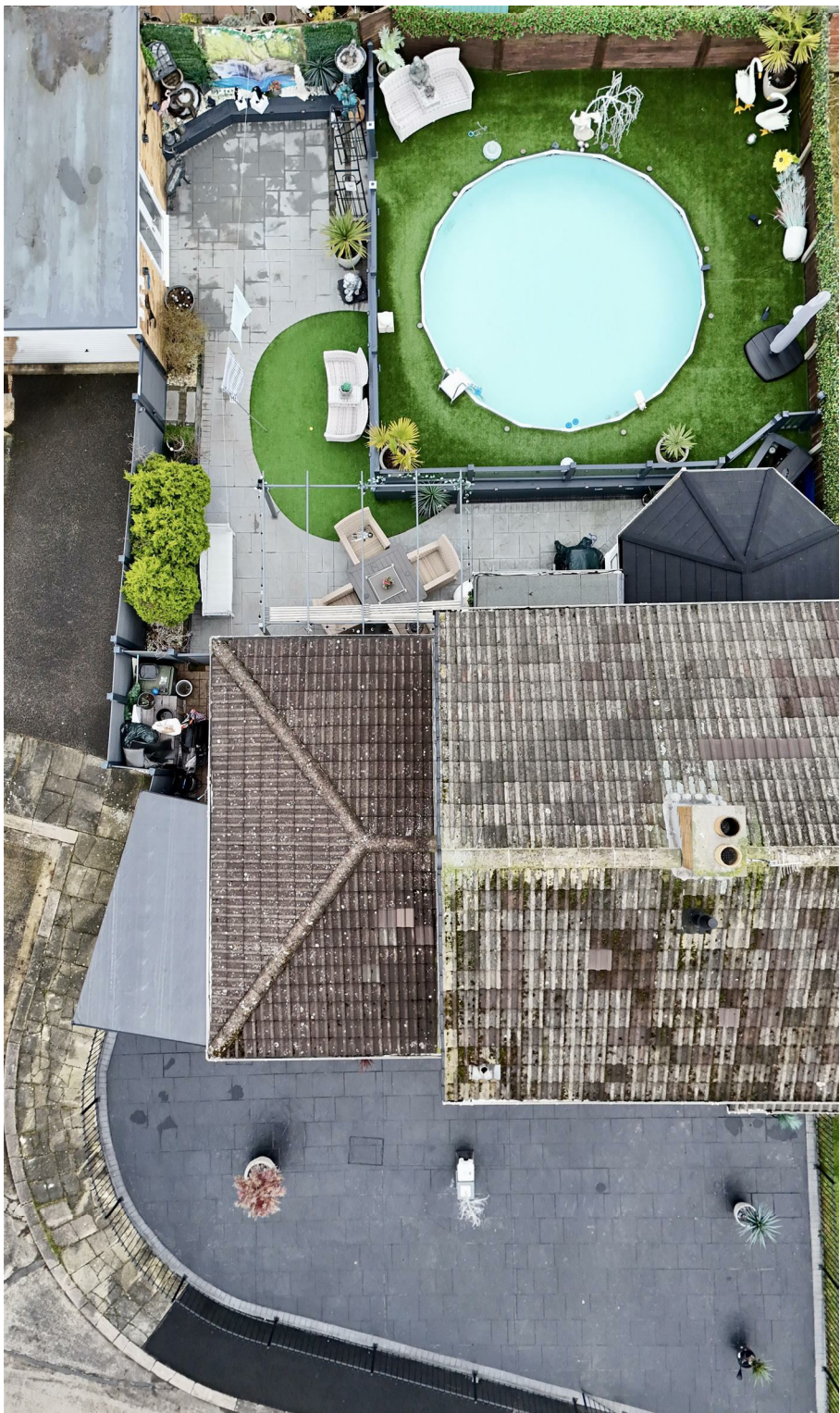
### BEDROOM ( FRONT)

10' x 7' (3.05m x 2.13m)

### FAMILY BATHROOM

8'2" x 5'6" (2.51m x 1.68m)








Ground Floor



First Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approximate total area<sup>(1)</sup>

1211 ft<sup>2</sup>  
112.5 m<sup>2</sup>

(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

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