



**Cranbrook, Marton-In-Cleveland, TS8 9XH**  
**4 Bed - House - Detached**  
**Offers In The Region Of £250,000**

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

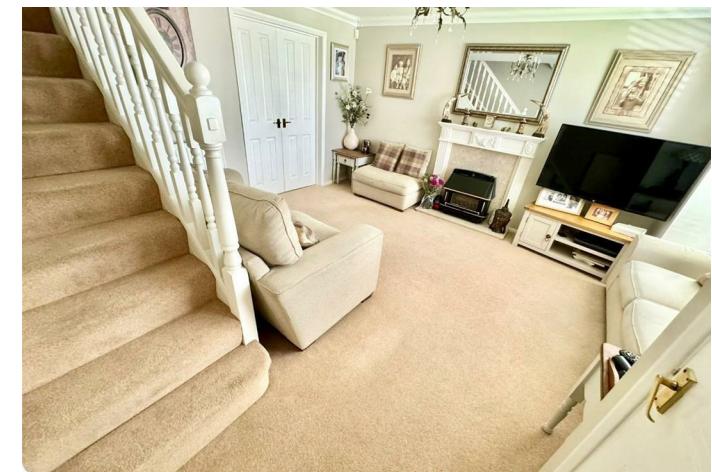


**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Cranbrook

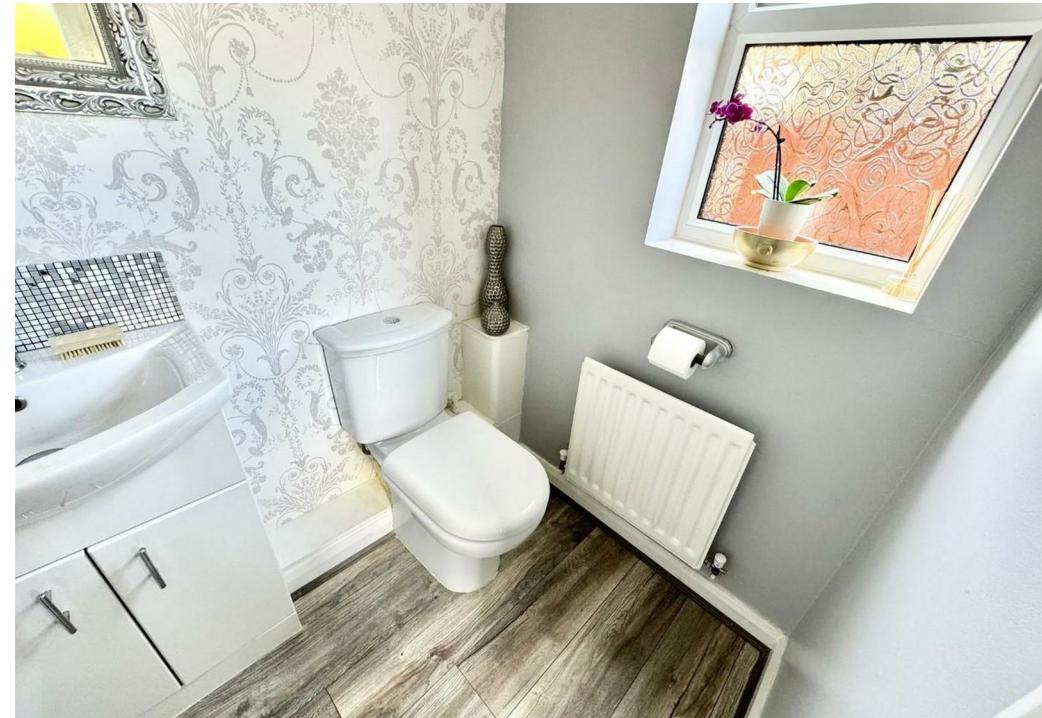
## Marton-In-Cleveland Middlesbrough TS8 9XH

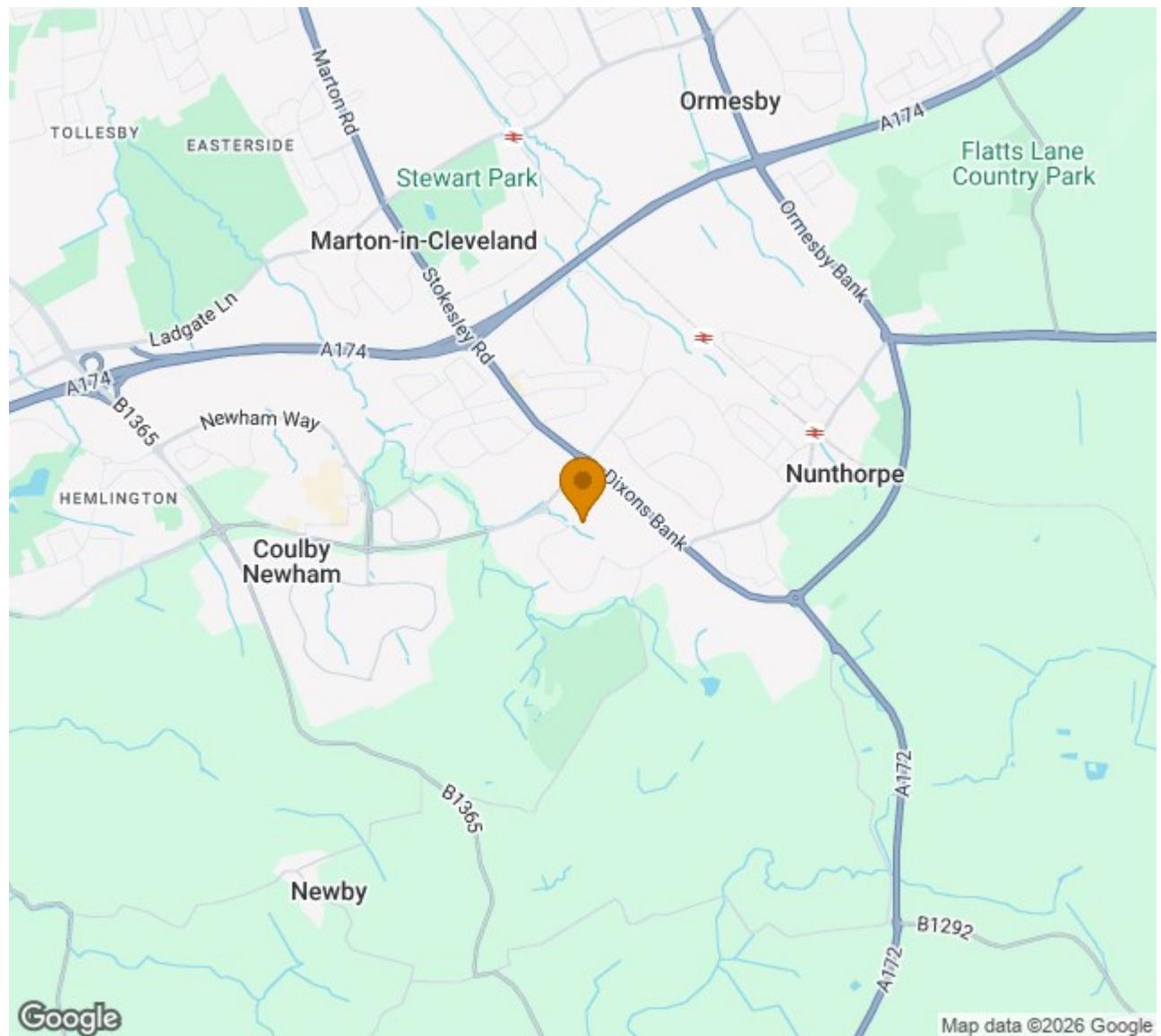
SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached property situated on a fantastic plot and the head of a pleasant cul-de-sac. Cranbrook can be accessed via Carnoustie Way in Marton and is within easy reach to local amenities and schools. The well presented accommodation briefly comprises; entrance porch, a spacious lounge with stairs to the first floor and double doors opening into the kitchen, stunning open plan kitchen/diner with a range of high gloss units and contrasting worktops, four ring ceramic hob, stainless steel extractor hood and sink and drainer unit with mixer tap and French doors opening to the garden with lovely views, useful utility room with space and plumbing for washing machine, dryer and fridge/freezer and downstairs cloakroom/WC. To the first floor landing are four bedrooms, the master has the benefit of an en-suite shower room and access to the loft space via pull down ladder which is great for storage. Externally the property is nestled on a larger than average plot with a well maintained garden to the front of the property and parking for a few vehicles leading to the garage. To the rear of the property is a generous private garden which is perfect to enjoy during the summer months and lined with mature shrubs and trees. Early viewings come recommended to fully appreciate.

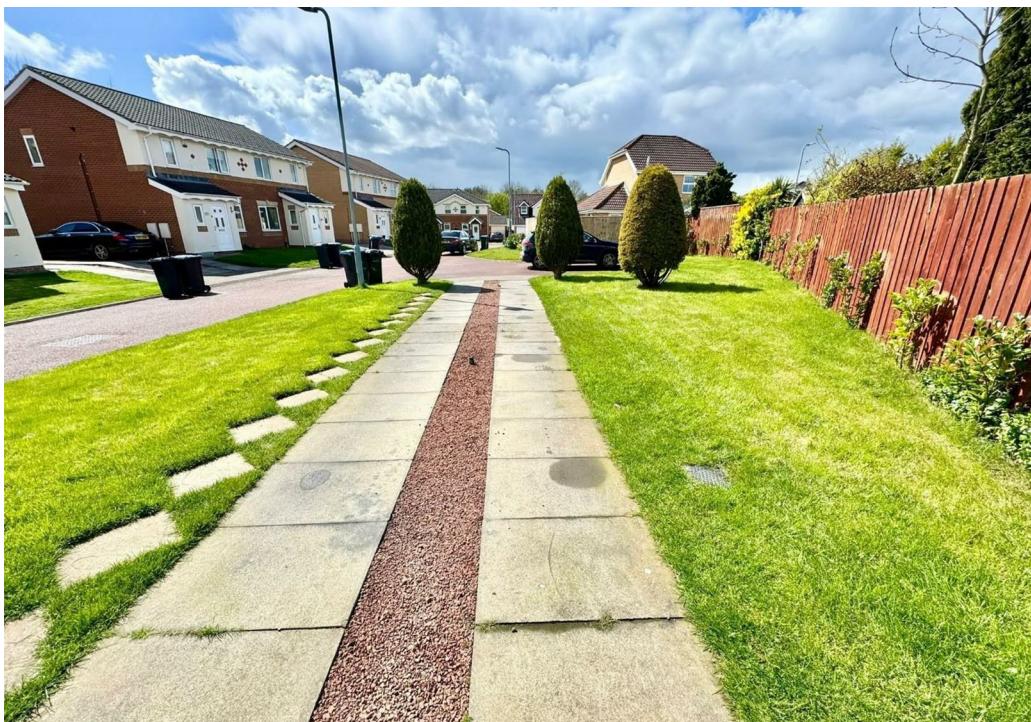












### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area

1216 sq ft - 113 sq m

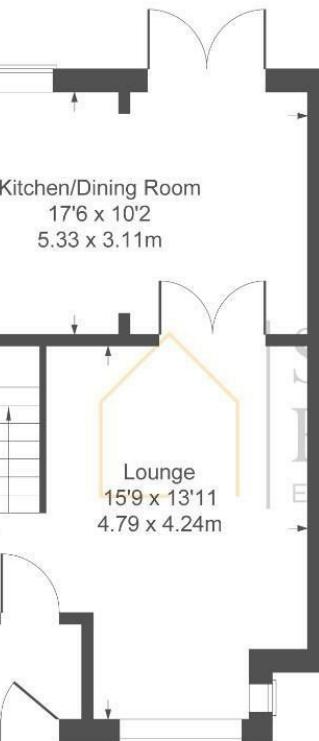
Utility  
5'6 x 3'3  
1.68 x 1.61m

Kitchen/Dining Room  
17'6 x 10'2  
5.33 x 3.11m

Garage

WC  
4'11 x 4'5  
1.51 x 1.34m

GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

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