



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom link detached property situated in the ever so popular Marton Area within walking distance to well regarded schools and amenities. The home benefits from gas central heating, uPVC double glazing and two reception rooms. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, good size living room/dining area with access to the sun room which has a solid roof so it can be enjoyed in the summer and winter month, a stunning kitchen with range of attractive units and works surface space and a utility room with access to the integral garage and rear garden. To the first floor landing are three bedrooms (two doubles) and a modern bathroom fitted with a three piece suite including panelled bath, sink unit and WC. Externally to the front of the property is a driveway providing parking for 2 cars leading to the integral garage. To the rear of the property is a generous size enclosed garden which is mainly laid to lawn with a large decked seating area which has spotlight, perfect for the . Viewings come highly recommended to fully appreciate.

Maidstone Drive, Middlesbrough, TS7 8QW

3 Bed - House - Link Detached

O.I.R.O £210,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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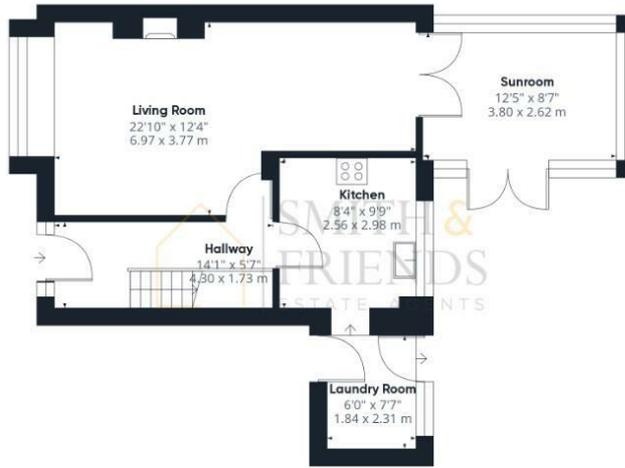
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
971.98 ft²
90.3 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 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 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) A			
(81-91) B			
(69-80) C			
(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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