



Set on a favourable corner plot within a popular Marton cul de sac this superbly presented three bedroom semi detached property comes with early viewing strongly recommended, and it will certainly appeal to a variety of potential buyers. The deceptively spacious home has been tastefully improved by the current owners and benefits from recently replaced kitchen and bathroom. The generously proportioned layout comprises of: entrance hallway, lounge, dining kitchen with a comprehensive range of wall, base and drawer units including integrated appliances. To the first floor there are three bedrooms and a modern white and chrome family bathroom. Externally well maintained gardens to front and rear with ample off street parking.

Westray, Middlesbrough, TS8 9XX
3 Bed - House - Semi-Detached
Asking Price £195,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Westray, Middlesbrough, TS8 9XX



GROUND FLOOR

HALLWAY

LOUNGE

15'9 x 12'1 (4.80m x 3.68m)

DINING KITCHEN

15' x 8'8 (4.57m x 2.64m)

LANDING

BEDROOM

15'4 x 8'2 (4.67m x 2.49m)

BEDROOM

10'5 x 8'2 (3.18m x 2.49m)

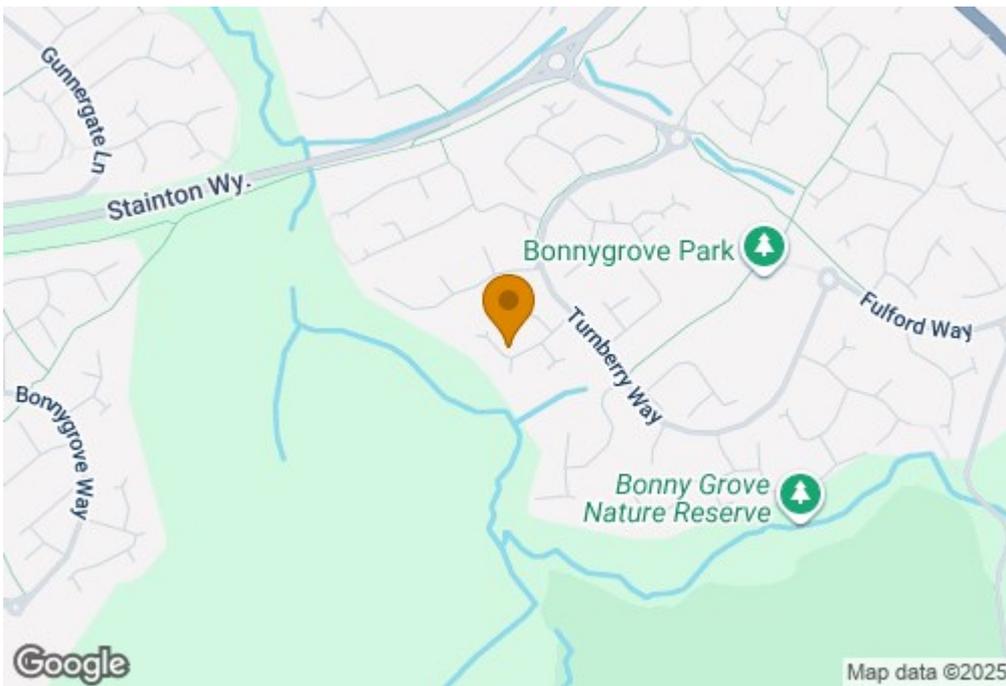
BEDROOM

9'2 x 6'9 (2.79m x 2.06m)

FAMILY BATHROOM

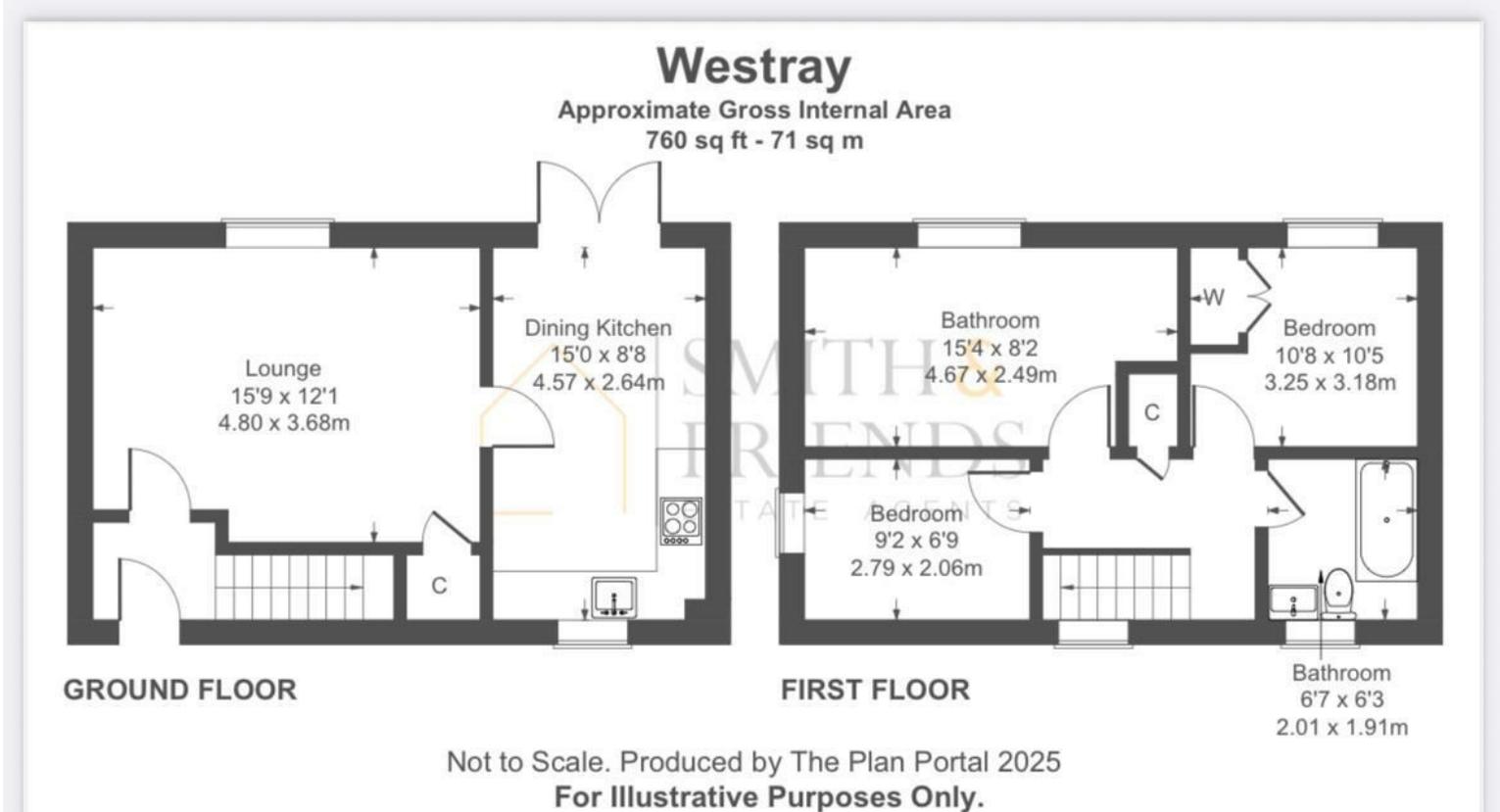


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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		87
(69-80) C	70	
(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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