



Situated in the highly sought-after residential area of Marton, this well-presented property enjoys a convenient location within easy walking distance of local amenities, including Marton Shops and the well-regarded Captain Cook School. Ideally suited to first-time buyers and growing families alike, the home offers a fantastic combination of space, comfort, and practicality.

Occupying a pleasant position with an open aspect to the front, the property is not directly overlooked, providing an added sense of privacy and outlook. To the rear, there is a fully enclosed garden, perfect for outdoor entertaining, children's play, or simply relaxing in a secure environment. A garage further enhances the practicality of the home, offering additional storage or off-street parking.

Internally, the accommodation is well laid out and briefly comprises a welcoming entrance hallway leading into a bright and comfortable lounge, ideal for everyday living. To the rear of the property, there is a spacious open-plan kitchen/diner, providing a sociable and functional space for cooking and dining, with potential for modernisation or personalisation to suit individual tastes.

To the first floor, the property offers three well-proportioned bedrooms, making it ideal for families or those requiring additional space for a home office or guest room. The master bedroom benefits from fitted wardrobes, maximising storage while maintaining a clean and uncluttered feel. A family bathroom completes the upper level.

**Chestnut Drive, Marton-In-Cleveland, Middlesbrough, TS7 8BY**

**3 Bed - House - Semi-Detached**

**£188,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



# Chestnut Drive, Middlesbrough, TS7 8BY

Entrance Hallway

Lounge

Diner/Kitchen

Landing

Bathroom

Bedroom

Bedroom

Bedroom



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		69	80
		EU Directive 2002/91/EC	

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.

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