



#### Notice Of Offer

Property Address: 26 Columbine Close, Marton-in-cleveland, Middlesbrough, Cleveland TS7 8SQ

We advise that an offer has been made for the above property in the sum of £91,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 26 Stokesley Road, Marton, Middlesbrough TS7 8ED

Agents Telephone Number: 01642 313666

EPC Rating: C

**Columbine Close, Marton-In-Cleveland, Middlesbrough, TS7 8SQ**

**2 Bed - House - Terraced**

**£90,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**

# Columbine Close, Middlesbrough, TS7 8SQ

## GROUND FLOOR

Entrance Hall

Lounge/ Dining Room  
14'4 x 11'6 (4.37m x 3.51m)

Kitchen  
7'10 x 5'8 (2.39m x 1.73m)



## FIRST FLOOR

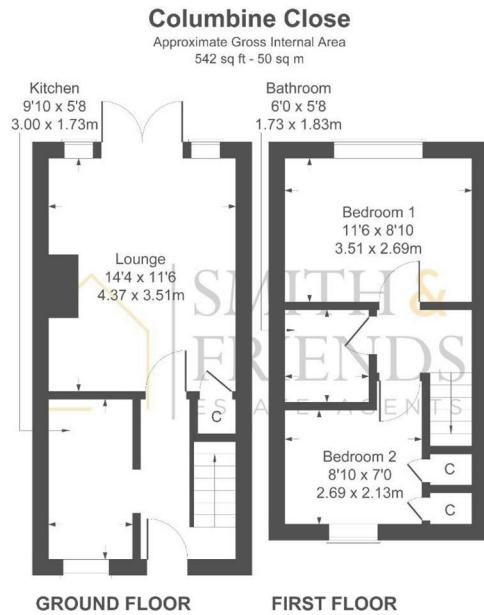
Bedroom 1  
11'6 x 8'10 (3.51m x 2.69m)



Bedroom 2  
8'10 x 7'0 (2.69m x 2.13m)



Shower Room/ wc  
6'0 x 5'8 (1.83m x 1.73m)



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, conveyancing and removal 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		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		