

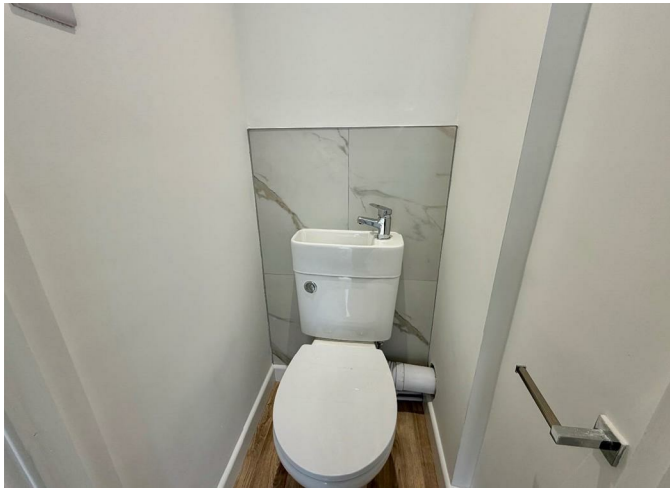


The Willows, Marton-In-Cleveland, TS7 8BP
3 Bed - House - Semi-Detached
£185,000

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



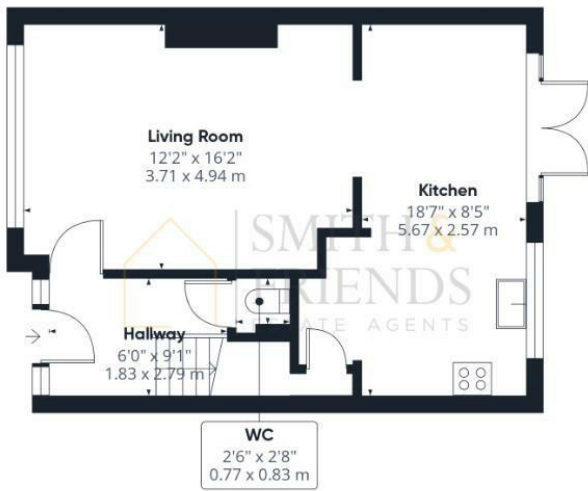
SMITH &
FRIENDS
ESTATE AGENTS



The Willows, Marton-In-Cleveland, TS7 8BP

Smith & Friends are delighted to offer for sale this attractive three bedroom semi detached property situated on a popular estate in Marton. The property has the benefit of no chain involved and is within walking distance to local shops, schools and amenities. Internally, the property has undergone a full decoration and new carpets. The deceptively spacious living accommodation briefly comprises; entrance hall, downstairs WC, spacious living room leading to the modern fitted kitchen/dining room, three first floor bedrooms to the first floor and a modern shower room fitted with a three piece suite. Externally to the front is a lawn area with a driveway to the side for a number of cars leading to the detached single garage. To the rear of the property is a mature garden which is mainly laid to lawn and lined with shrubs. Viewings come highly recommended to fully appreciate.





Ground Floor



Floor 1

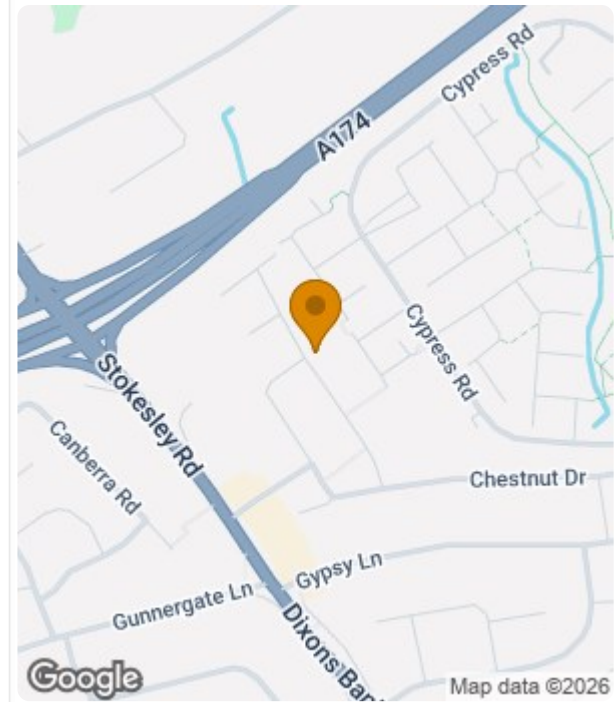


Approximate total area¹⁾
875 ft²
81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	72	79
	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 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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