



Nestled in the pleasant cul-de-sac of Beeches Rise in Marton-In-Cleveland, this well-presented semi-detached house offers a delightful family home, offered with no chain involved. With three spacious bedrooms and a modern shower room, this property is perfect for those seeking comfort and convenience.

Upon entering, you are greeted by an inviting entrance vestibule that leads to a lovely lounge area, seamlessly flowing into a dining space.. The fitted kitchen is practical and well-equipped, with access to the garden. The first floor boasts three well-proportioned bedrooms and a modern shower room comprising of a three piece suite.

Externally, the property features a front space which is gravelled and parking space for two vehicles, complemented by an integral garage for additional storage or vehicle accommodation. The rear garden is a true highlight, being fully enclosed and mainly laid to lawn, perfect for children to play or for hosting.

This property is not only well cared for but also situated in a popular area, making it an excellent choice for families or professionals alike. With its appealing features and convenient location, this semi-detached house is a must-see for anyone looking to settle in the lovely Marton-In-Cleveland area.

Beeches Rise, Marton-In-Cleveland, Middlesbrough, TS7 8DR

3 Bed - House - Semi-Detached

£165,000

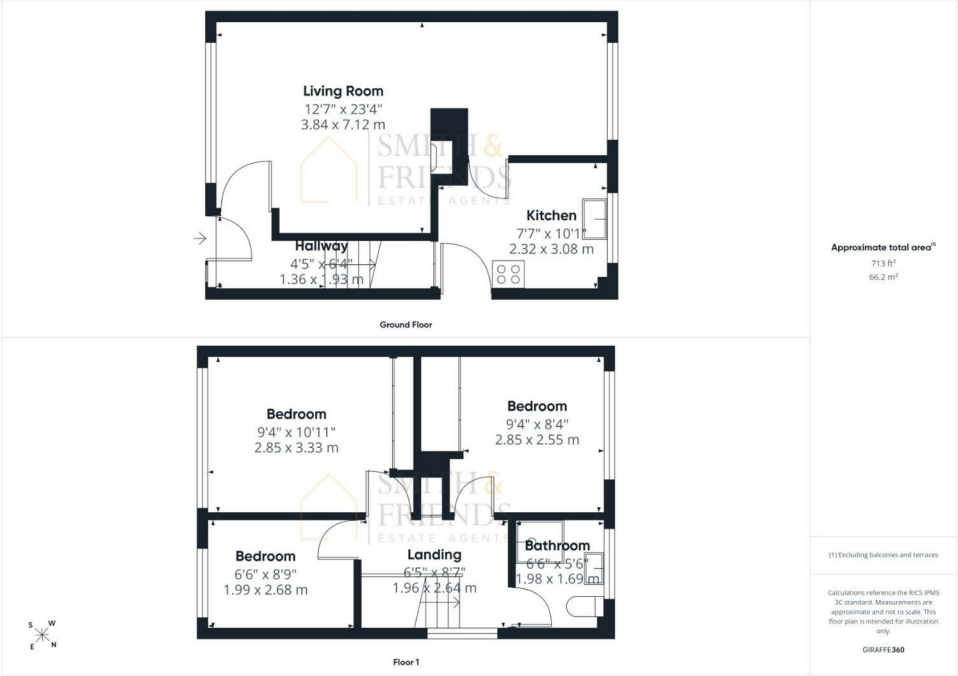
EPC Rating:

Council Tax Band: C

Tenure: Freehold



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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, 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		
(81-91)	B		
(69-80)	C		
(55-58)	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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