



SMITH AND FRIENDS are delighted to offer to the market this beautifully presented and extended three bedroom semi-detached property positioned in the ever so popular Marton location within easy reach to local amenities and well regarded schools for all age groups. The home would appeal to a variety of buyers including first time buyers and growing families and has the benefit of NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; entrance porch leading to entrance hallway with stairs to the first floor, excellent size lounge with doors open to the dining room area with uPVC French doors to the garden, stunning re fitted kitchen/breakfast room with sky light, useful utility room and internal access to the garage. To the first floor are three bedrooms and a well cared for shower room comprising a wash hand basin, walk in shower and WC. Externally to the front of the property is a driveway for 2 cars leading to the garage. To the rear of the property is a low maintenance garden which is mainly paved and pebbled and lined with mature shrubs and trees to give it a good degree of privacy. Viewings come highly recommended to fully appreciate.

Monarch Grove, Middlesbrough, TS7 8QQ

3 Bed - House - Semi-Detached

£190,000

EPC Rating: D

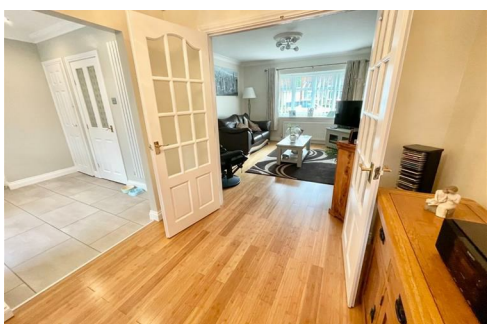
Council Tax Band C

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

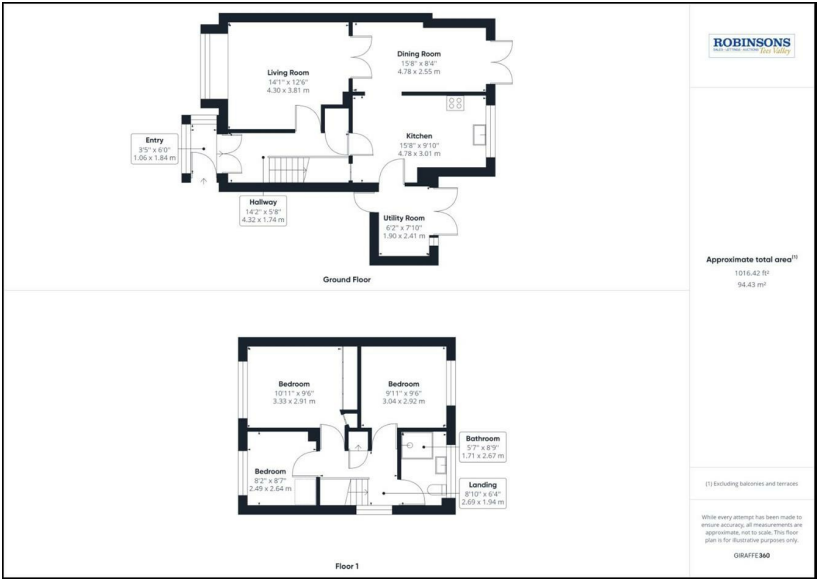


**SMITH &  
FRIENDS**  
ESTATE AGENTS





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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		