

Knaresborough Avenue, Marton-In-Cleveland, Middlesbrough, TS7 8LN
3 Bed - Bungalow - Detached
£310,000

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

SMITH & FRIENDS
ESTATE AGENTS





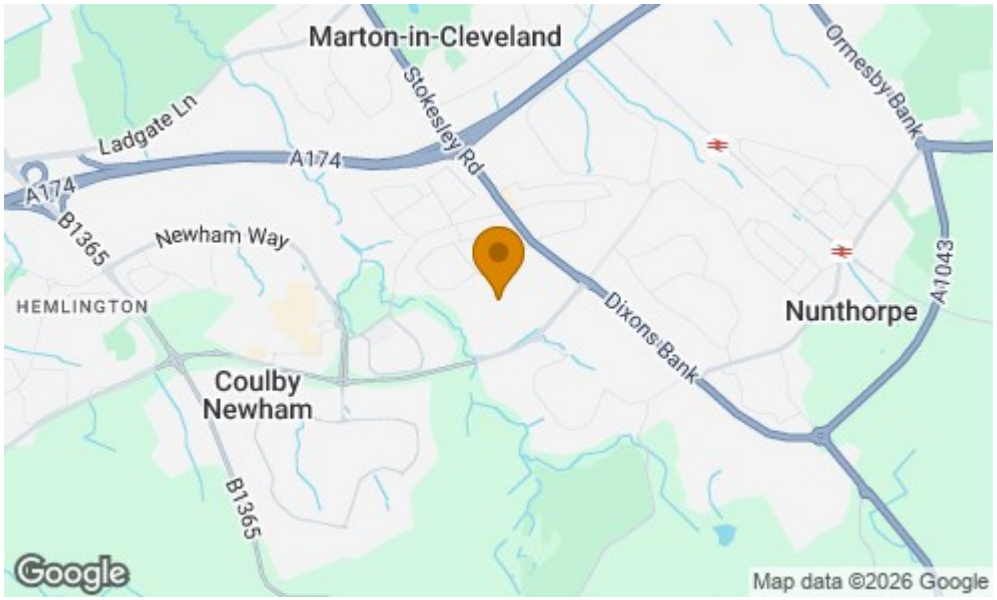




Knaresborough Avenue, Marton-In-Cleveland, TS7 8LN

Smith & Friends are delighted to offer to the market this deceptively spacious three bedroom detached dormer bungalow situated in Marton-In-Cleveland on the popular Knaresborough Avenue. The property is within easy reach to local amenities including shops, motorway links, libraries and schools.

The well planned living accommodation briefly comprises; a spacious hallway, two ground floor well-proportioned bedrooms, a larger than average living room, large uPVC conservatory with lovely views of the garden, a useful utility room and downstairs WC. There is also to a fitted staircase leading to the landing area which has a uPVC window and leads to the third bedroom. Externally, one of the standout features of this property is the generous sized plot, with an impressive rear garden which is mainly laid to lawn. To the front is off road parking for 2 vehicles and a garage which can be accessed via an internal door from the utility. With no onward chain, this bungalow presents a great opportunity for buyers looking to put their own stamp on a property. Whether you are looking to downsize or seeking a family home, this property has huge potential with viewings highly recommended.



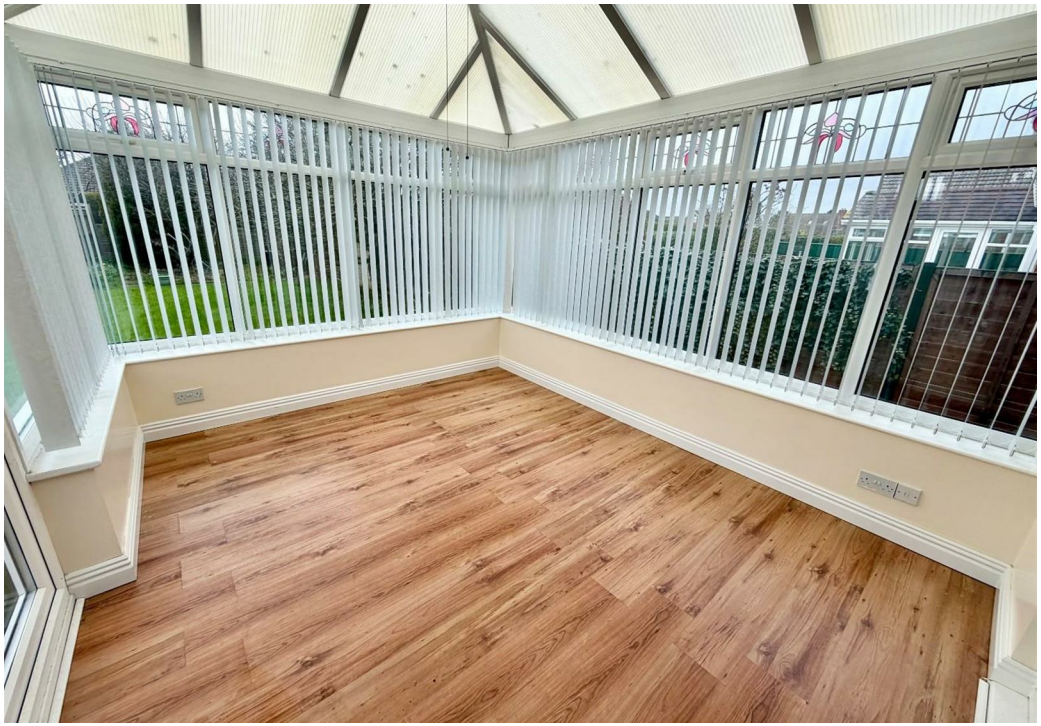


























Approximate total area(1)

1364 ft²

126.7 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

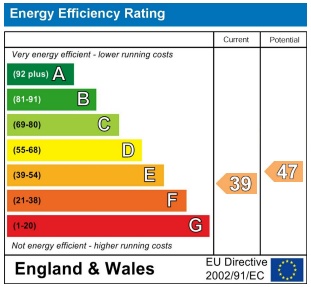
..... Below 5 ft/1.5 m

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

GIRAFFE360







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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS