



SMITH & FRIENDS are delighted to offer to the market this two bedroom terraced property situated in Marton Manor. The home would appeal to a variety of buyers and has HUGE potential. The deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, modern fitted kitchen, good size living room with access to the garden. To the first floor landing are two double bedrooms and a family bathroom fitted with a white three piece suite. Externally to the rear is an enclosed garden which has a laid to lawn with a small patio area.

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

**2 Bed - House - Mid Terrace**

**£105,000**

**EPC Rating: C**

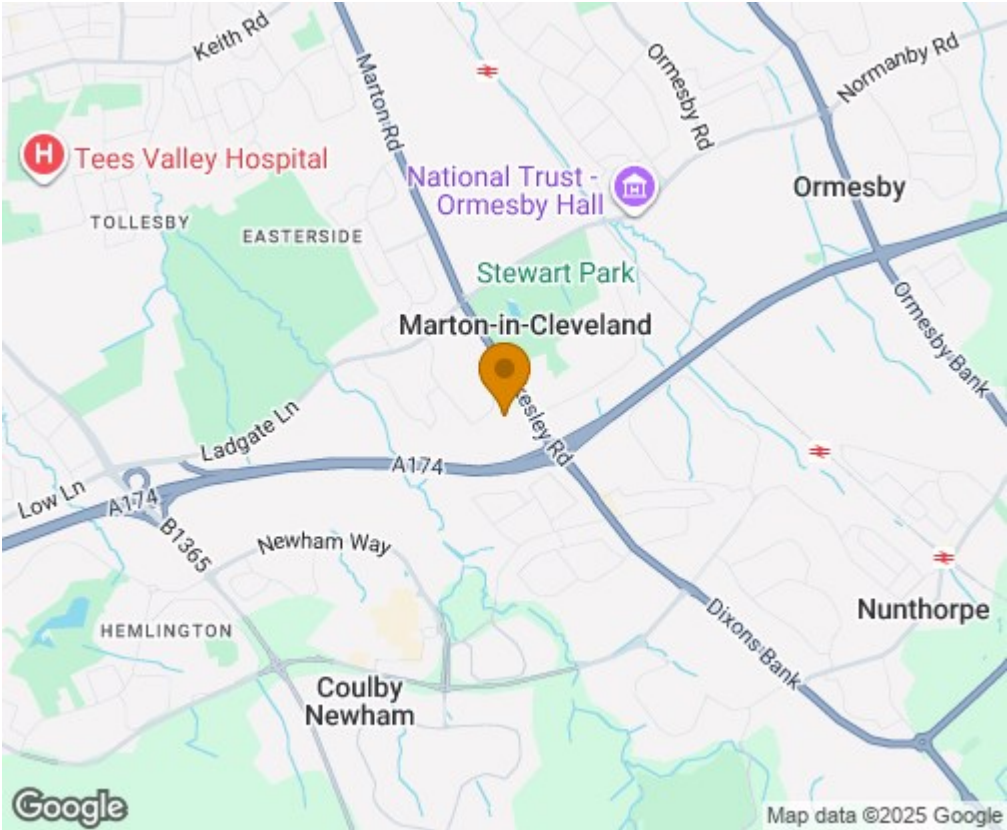
**Council Tax Band: A**

**Tenure: Freehold**





Columbine Close, Middlesbrough, TS7 8SQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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