



Located in a popular area of Marton, Canberra Road is close to Captain Cooks School and Kings Academy making it the perfect family home to purchase. The property has a top of the range modern fitted kitchen/diner which is the heart of the home to the rear of the house. With no expense spared there is still huge potential to create a fantastic forever home. The ground floor comprises of an entrance hallway, spacious lounge and extended kitchen/diner with doors opening on to the rear garden. The upper level offers three bedrooms and a fabulous family modern bathroom with a walk in shower. Externally: Gardens to the front and rear. A detached garage and driveway. Location: Close to Stewarts Park, James Cook University Hospital, Great Ayton and Roseberry Topping is only a short drive away.

Canberra Road, Marton-In-Cleveland, Middlesbrough, TS7 8ES

3 Bed - House - Semi-Detached

Offers Over £230,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALL

Entrance door, storage, carpet flooring, 1 x radiator and stairs to upper.

LOUNGE

Front double glazed window, carpet flooring, 1 x radiator, fire and surround.

KITCHEN/DINER

Flooring, island breakfast bar, double sink, induction hob, built in oven/grill and pantry. Rear double glazed Bi-Fold doors.

LANDING

Carpet flooring and 1 x side double glazed window.

BEDROOM

Front double glazed window, 1 x radiator and carpet flooring.

BEDROOM

1 x rear double glazed window, 1 x radiator and carpet flooring.

BEDROOM

1 x front double glazed window, 1 x radiator and carpet flooring.

BATHROOM

Walk in shower, vanity wash hand basin, w/c, 1 x rear double glazed window, heated towel rail, bath and spot lights.

EXTERNALLY

Front & rear gardens. Driveway and detached garage.



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		65	77
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.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

