

Fairwood Park, Marton-In-Cleveland, TS8 9XP
3 Bed - House - Semi-Detached
Offers Over £185,000

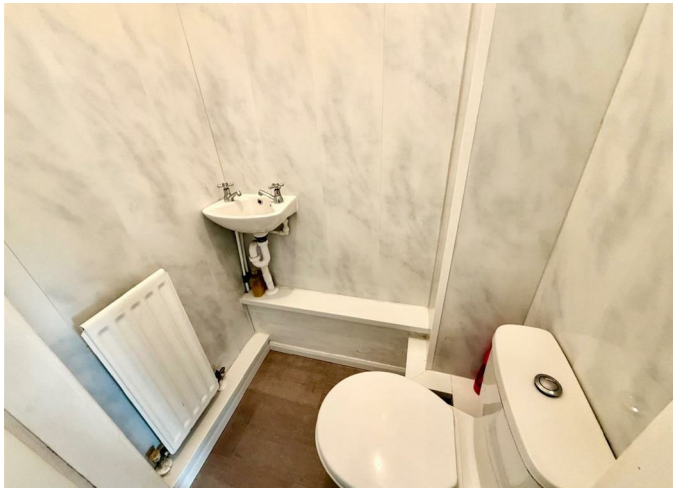
Council Tax Band: C
EPC Rating: D
Tenure: Freehold

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Nestled in the sought-after Fairwood Park area of Marton-In-Cleveland, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. Offered with no chain, this spacious three-bedroom property is sure to impress upon viewing. The property is within close proximity to local shops, schools and amenities.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs WC. The generous living room is a perfect space for relaxation and seamlessly flowing into a delightful conservatory that invites natural light and dining space. The modern fitted kitchen is well-equipped, and has access to the garden.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living. A bathroom suite completes the internal layout, ensuring comfort and convenience for all.

Externally, the property benefits from parking facilities right outside via a shared driveway, enhancing accessibility. The rear garden is a true highlight, predominantly laid to lawn and adorned with mature shrubs and trees, creating a peaceful outdoor retreat for gardening or leisure activities.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.









Approximate total area[1]

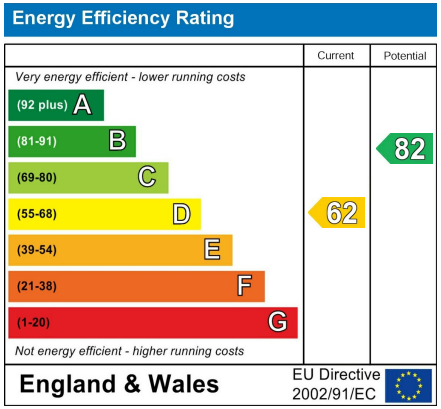
943 ft²

87.7 m²

(1) Excluding balconies and terraces

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

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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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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