



The Willows, Marton-In-Cleveland, TS7 8BL
4 Bed - House - Semi-Detached
Offers Over £230,000

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

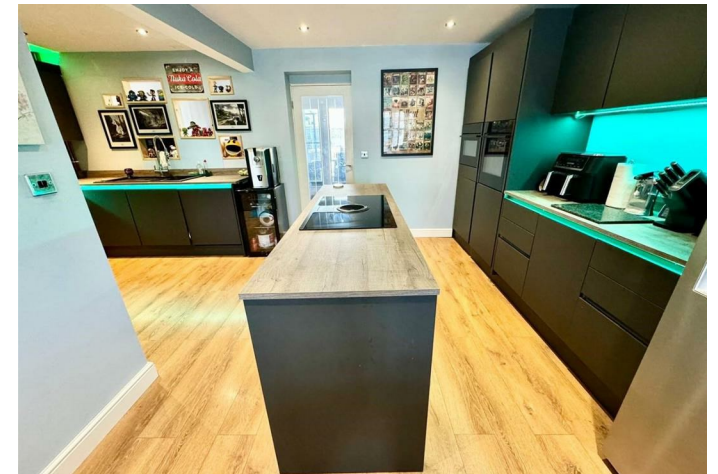
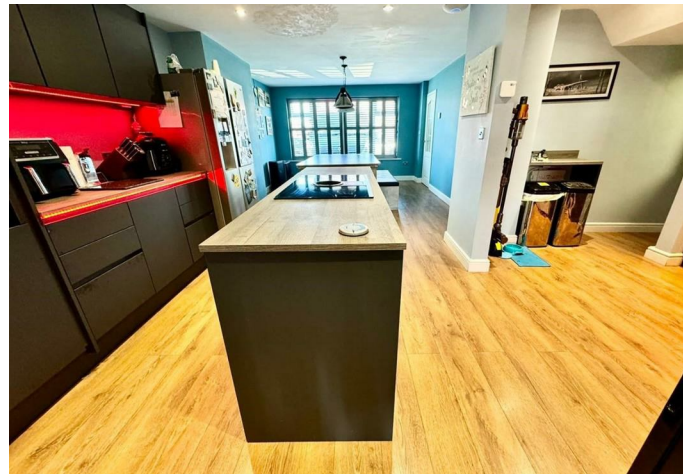


**SMITH &
FRIENDS**
ESTATE AGENTS

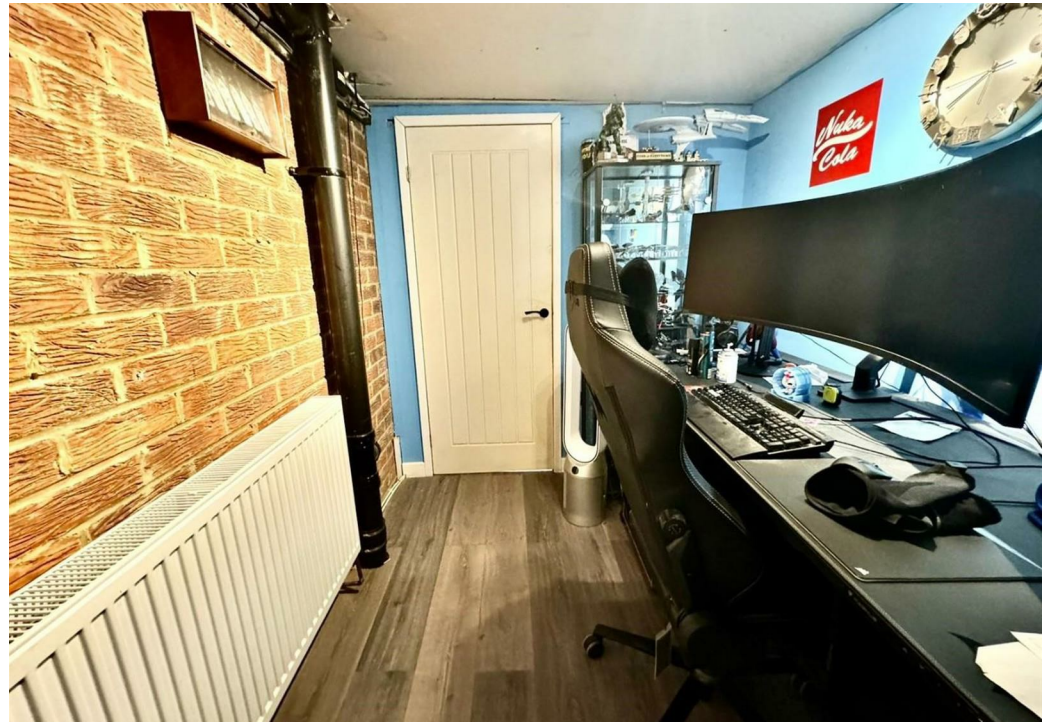
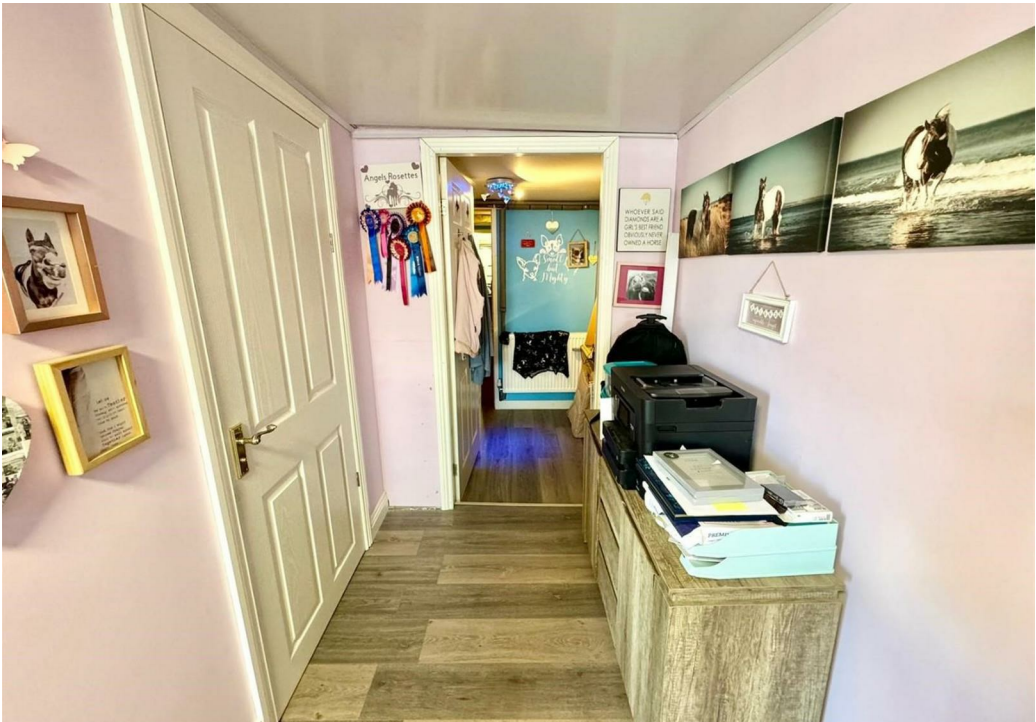
The Willows

Marton-In-Cleveland Middlesbrough TS7 8BL

SMITH & FRIENDS are delighted to offer to the market this beautifully presented and extended four bedroom semi detached property offering extensive living accommodation and situated on a strongly desired neighbourhood in Marton within close proximity to well regarded schools. The home benefits from solar panels, trendy black windows, laminate flooring, an upgraded kitchen and bathroom and a fantastic private aspect to the rear. The welcoming accommodation briefly comprises; entrance hall with stairs to the first floor, downstairs cloakroom/WC, an impressive open plan living/kitchen area perfect for entertaining and a stunning re fitted kitchen comprising of; laminate counters, modern work shops, quality appliances and a centre island that doubles as a breakfast area, a further reception room, access to an integral garage leading to utility area and two study areas (one in the extension) with its own shower room and access to the garden. To the first floor landing are four spacious bedrooms and a stunning bathroom comprising of a four piece suite. Externally to the front of the property is a paved driveway providing parking for 3 vehicles leading to the garage and an electric charger point. To the rear of the property is a low maintenance, generous size garden which is mainly paved and not overlooked. There is an outside seating area and a hot tub which will be included in the asking price. Viewings come highly recommended to fully appreciate.



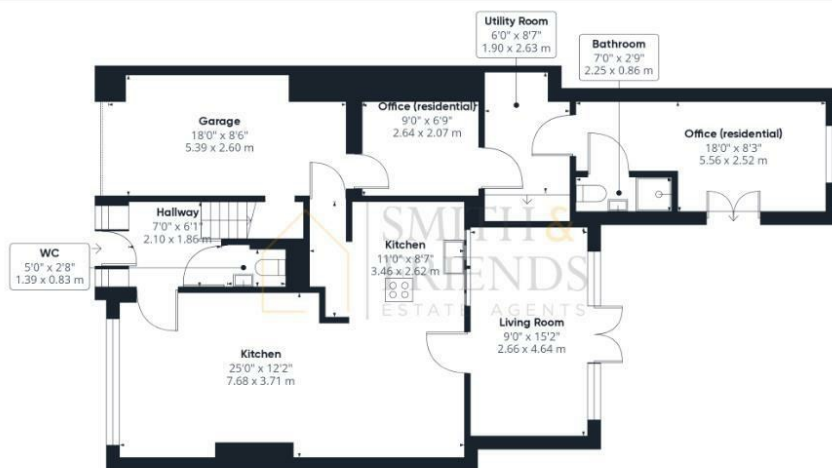












Ground Floor



Floor 1

Approximate total area⁽¹⁾

1574.44 ft²

146.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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	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 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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