



**Gypsy Lane, Marton-In-Cleveland,
Middlesbrough, TS7 8NG
3 Bed - House - Semi-Detached
£260,000**

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



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Nestled in the popular area of Marton-In-Cleveland, this attractive semi-detached house on Gypsy Lane offers no chain involved. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home within walking distance to local shops and schools.

The house is presented in immaculate condition, having been recently painted throughout. The spacious layout features a lovely hallway leading to two reception rooms and a lovely fitted kitchen. To the first floor landing are three bedrooms and the family bathroom.

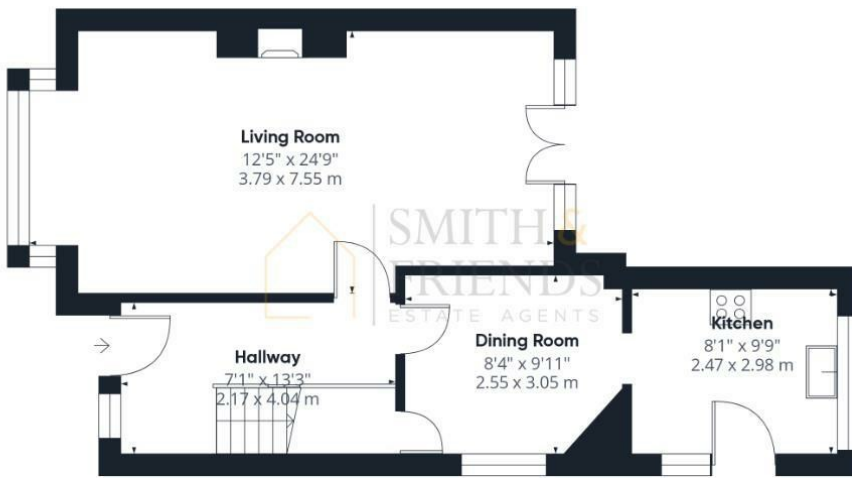
One of the standout features of this property is the beautiful rear garden, which offers practical outdoor space for gardening, play, or simply enjoying the summer months. The garden is laid to lawn and lined with mature shrubs and has a decked seating area. Additionally, there is parking available to the side of the house, along with a detached single garage, providing extra storage or a secure space for your vehicle.

Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



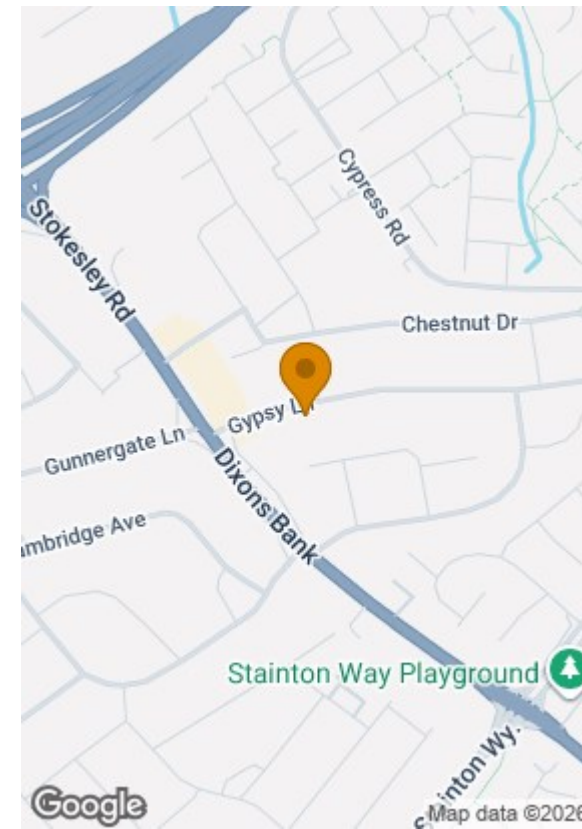
Approximate total area⁽¹⁾

1034 ft²
95.9 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(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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