



SMITH & FRIENDS are delighted to offer to the market this generous four bedroom detached property situated in the heart of Nunthorpe. The living accommodation briefly comprises; entrance hallway, three ground floor reception rooms (one has been used as a bedroom), downstairs WC, a large fitted kitchen comprising a smart range of fitted base and wall units with matching work surfaces and coordinated tiled splash back, Rangemaster oven, five ring gas hob and dishwasher. To the first floor landing are three bedrooms, a large en-suite to the master bedroom and a contemporary style master bathroom suite. Externally, to the rear of the property is an extensive garden which is mainly laid to lawn with a paved seating area, fenced boundaries, mature shrubs and trees offering a high degree of privacy. To the front of the property is a driveway for 2 cars surrounded by brick wall boundary with side access. Viewings come highly recommended to fully appreciate.

Clarence Road, Middlesbrough., TS7 0DA

3 Bedroom - House - Detached

£360,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: E



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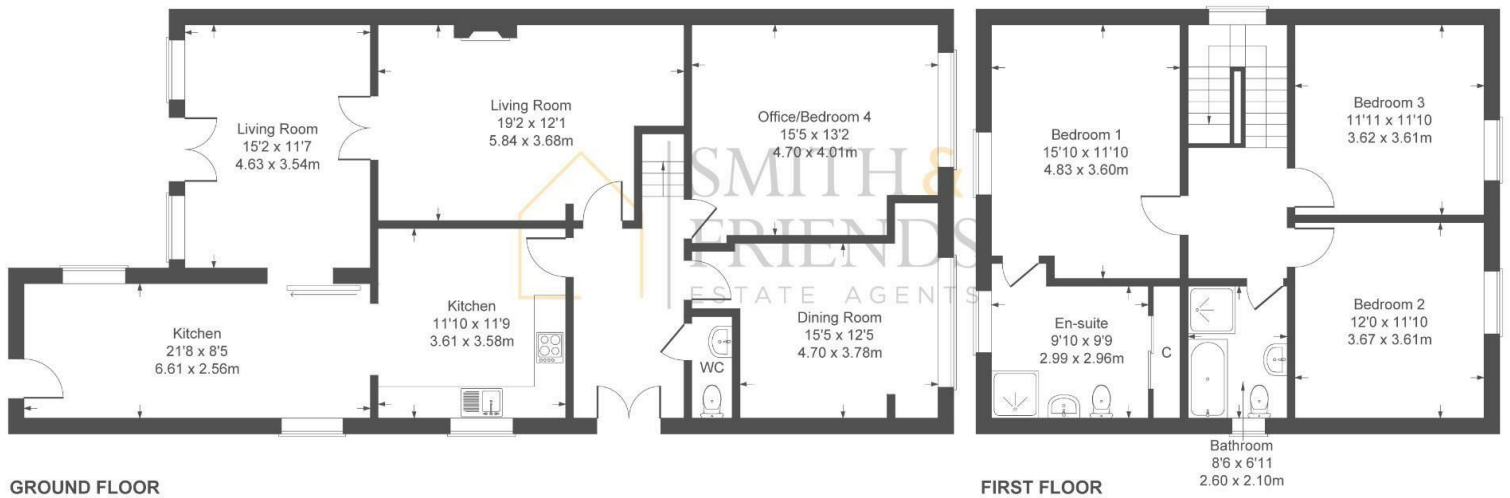


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Approximate Gross Internal Area
2002 sq ft - 186 sq m



Not to Scale. Produced by The Plan Portal 2024
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		57	69
(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. We 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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SMITH &
FRIENDS
ESTATE AGENTS