



SMITH & FRIENDS are delighted to offer to the market this two bedroom terraced property situated in Marton Manor and offered with NO CHAIN INVOLVED. The home would appeal to a variety of buyers and has HUGE potential.

The deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, modern fitted kitchen, good size living room and rear sun room with access to the garden. To the first floor landing are two double bedrooms and a master bathroom fitted with a white three piece suite. Externally to the rear is an enclosed garden which has a decked area. To the front is a well maintained lawn. The property also benefits from one designated driving space and single garage.

Columbine Close, Middlesbrough, TS7 8SQ

2 Bed - House - Mid Terrace

£105,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Kitchen
5'5" x 7'11" (1.67m x 2.43m)

Living Room
14'11" x 11'7" (4.56m x 3.55)

Conservatory
9'10" x 9'6" (3.00m x 2.92m)

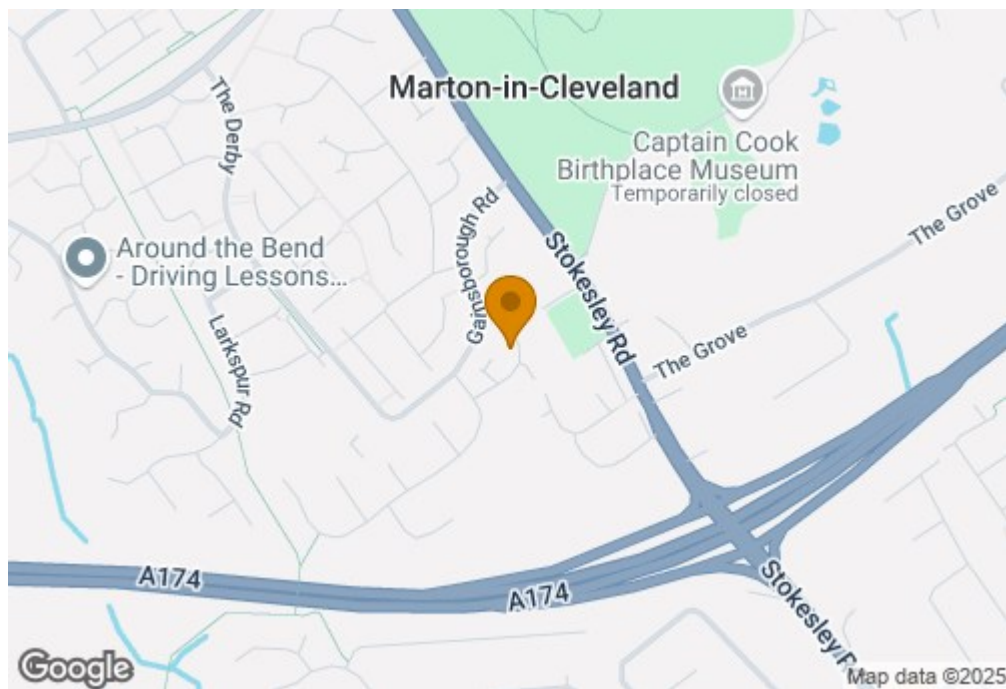
Bedroom One
9'9" x 9'4" (2.98m x 2.87m)

Bedroom Two
8'11" x 10'7" (2.72m x 3.23m)

Bathroom
5'10" x 6'0" (1.80m x 1.85m)



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Columbine Close



Not to Scale. Produced by The Plan Portal 2024
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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.

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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