



**Canberra Road, Marton-In-Cleveland,
Middlesbrough, TS7 8ER
3 Bed - House - Semi-Detached
Offers Over £230,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



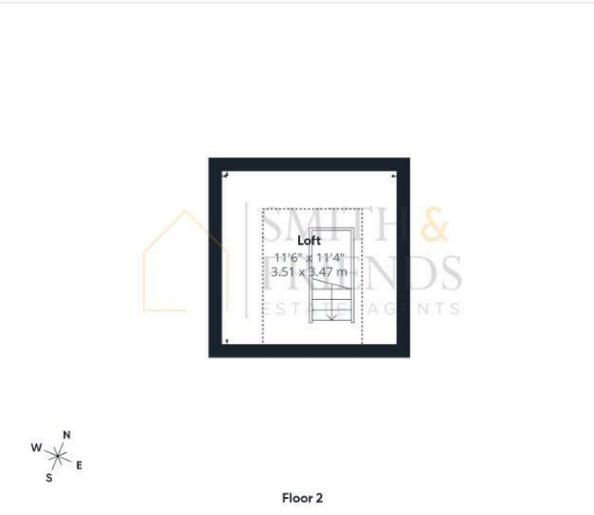
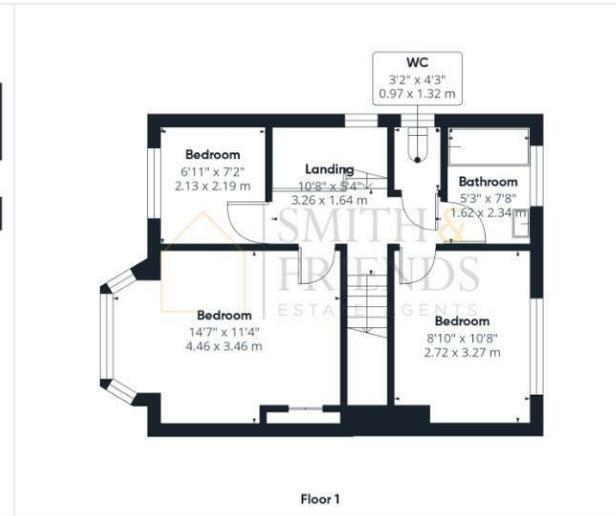
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Smith & Friends are delighted to offer for sale this beautifully presented three bedroom semi detached property situated on the popular Canberra Road in Marton. The property is perfect for growing families and located conveniently next to local schools and shops. The spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, good size living space, separate dining room, a modern fitted kitchen with a useful range of units and a rear porch area with access to the garden. To the first floor landing are three bedrooms, a modern bathroom and a separate WC. There is also a fitted staircase to the fully boarded loft room (please note there is no regulations in place). Externally to the front is a well kept garden with a driveway to the side and further parking beyond the gated access. To the rear is a detached single garage and a larger than average garden which is laid to lawn and lined with mature shrubs and trees with the perfect patio area to enjoy the summer months. Viewings come highly recommended to appropriate this sought after home.









Approximate total area⁽¹⁾
 1039 ft²
 96.6 m²

Reduced headroom
 75 ft²
 6.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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	79
(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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