



Smith & Friends are delighted to offer for sale this three bedroom semi detached property located within a popular cul-de-sac in Marton. The property would appeal to a variety of buyers and viewings come highly recommended to fully appreciate. The spacious living accommodation briefly comprises; entrance vestibule, living room with doors opening to the dining area which has access to the garden and a fitted kitchen. To the first floor are three bedrooms and a modern bathroom fitted with a three piece suite. Externally to the front is a driveway providing parking leading to the garage. To the rear is a good size garden which is mainly laid to lawn and lined with mature shrubs and trees.

Hulton Close, Marton-In-Cleveland, Middlesbrough, TS7 8PG

3 Bed - House - Semi-Detached

£165,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Hulton Close, Middlesbrough, TS7 8PG



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, conveyancing and removal 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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