



**Larkspur Road, Marton-In-Cleveland,
Middlesbrough, TS7 8RL**
3 Bed - House - Semi-Detached
Offers Over £170,000

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



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A well presented 3 bedroom semi detached house comprising of entrance porch opening into the spacious hallway, open plan lounge and dining area, extended kitchen with a comprehensive range of wall, base and drawer units and appliances. landing with airing cupboard, 3 bedrooms and shower room with separate toilet. Externally the property has a driveway leading to a single garage with garden to front which is easily maintained garden and to the rear there is a good size mainly laid to lawn with paved patio area.

The surrounding area of Marton-In-Cleveland is known for its friendly community and local amenities, providing everything you need within easy reach. Whether you are looking to enjoy leisurely walks in nearby parks or take advantage of local shops and services, this location has much to offer.

In summary, this semi-detached house on Larkspur road presents an excellent opportunity for those seeking a comfortable and practical home in a desirable location. With its spacious living areas, ample bedrooms, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

OPEN PLAN LOUNGE / DINING AREA

26'2 x 12'2 (7.98m x 3.71m)

KITCHEN

16'10 x 7'9 (5.13m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT

14'3 x 12'5 (4.34m x 3.78m)

BEDROOM 2 (REAR)

11'5 x 10'7 (3.48m x 3.23m)

BEDROOM 3

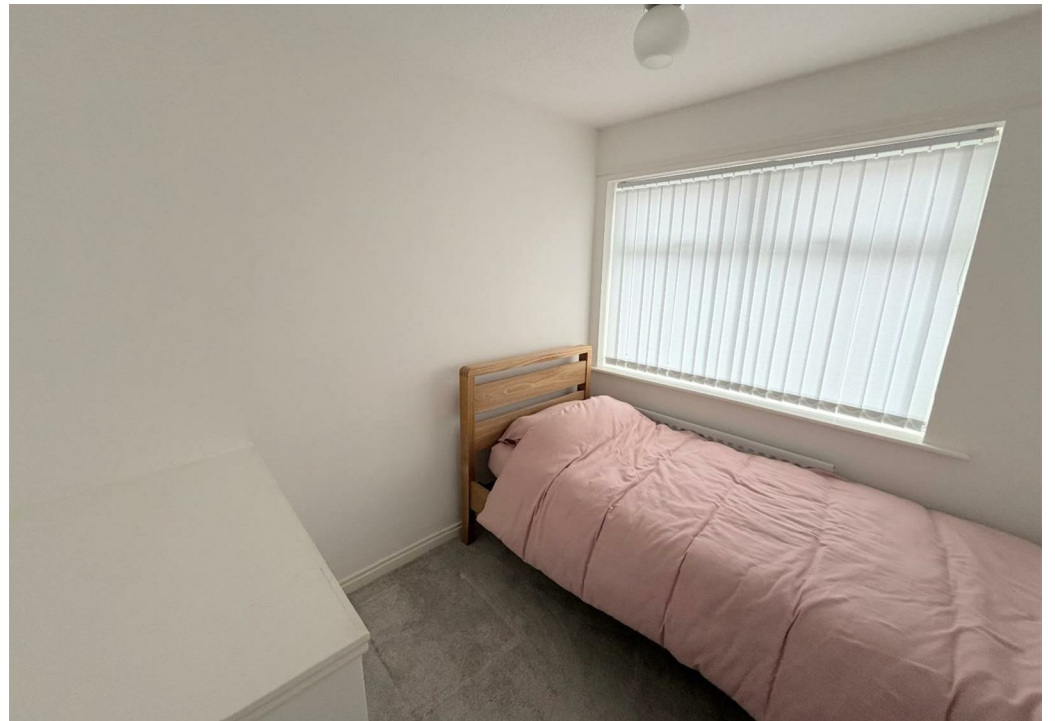
8'11 x 7'5 (2.72m x 2.26m)

SHOWER ROOM

SEPERATE TOILET

EXTERNALLY

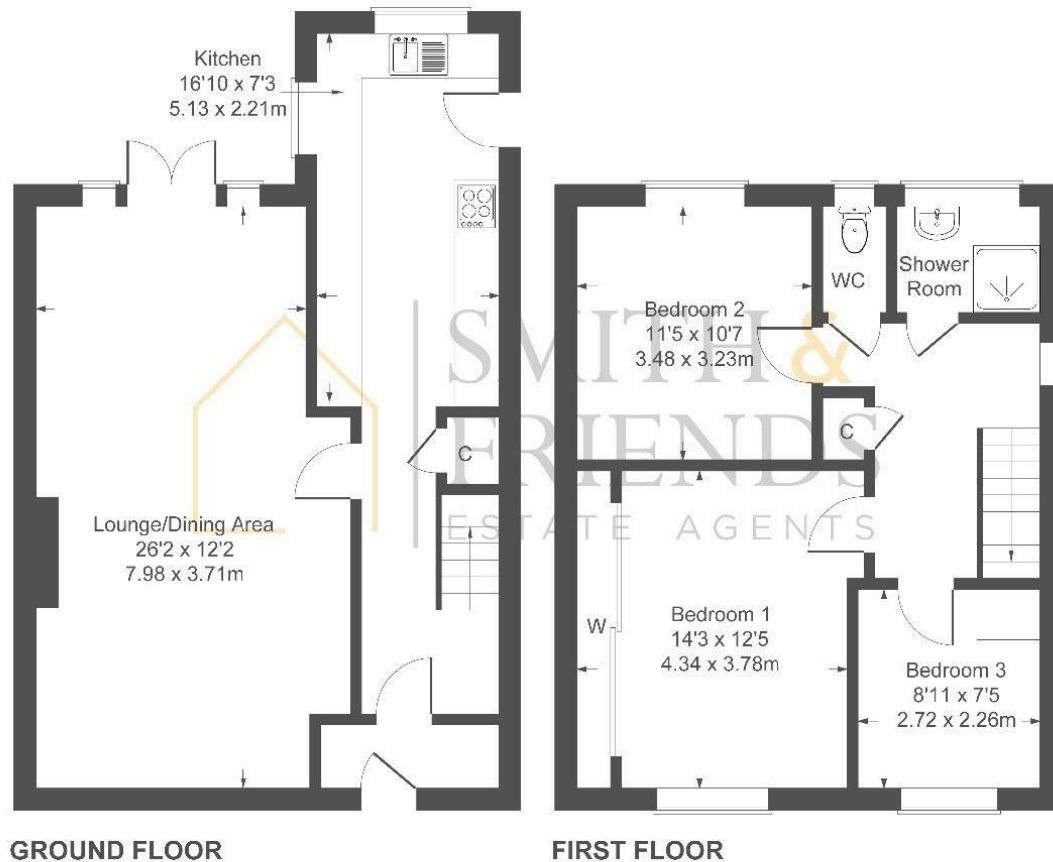




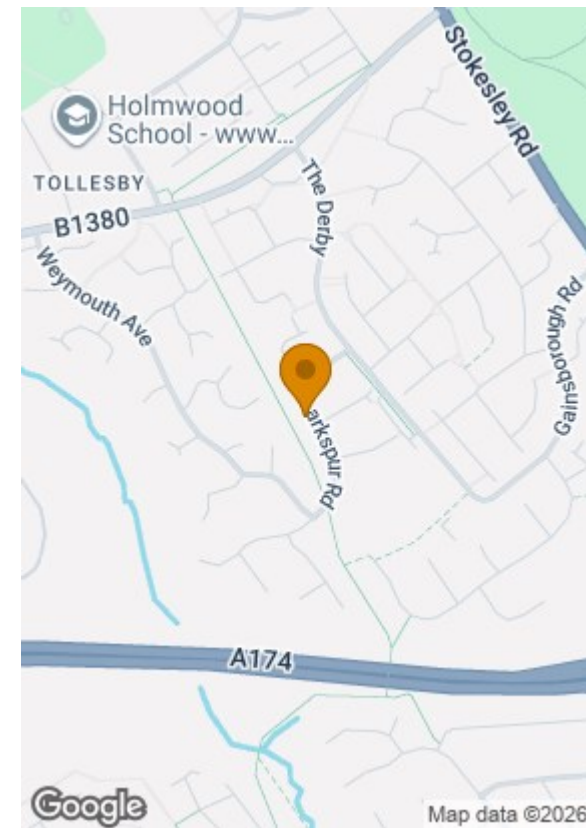


Larkspur

Approximate Gross Internal Area
1154 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2026
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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	76
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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