



**Captain Cooks Crescent, Marton,
Middlesbrough, TS7 8NW**
3 Bed - House - Semi-Detached
£210,000

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



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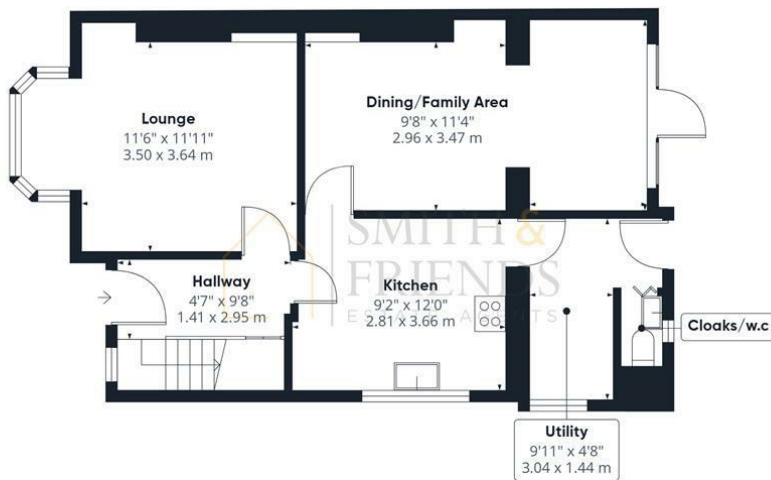
Captain Cooks Crescent, Marton, TS7 8NW

We are delighted to offer this 3 bedroom semi detached property situated in the popular Marton location within close proximity to local shops, amenities and well regarded schools. The living accommodation briefly comprises; entrance hallway with stairs to the first floor, two good sized reception rooms, fitted kitchen and rear utility and cloaks/w.c. To the first floor are three bedrooms and a bathroom/WC fitted with a four piece suite comprising bath, WC, wash hand basin and separate shower. Externally to the front of the property is a driveway for one vehicle leading to a single garage. Externally to the rear of the property is a larger than average garden mainly laid to lawn.









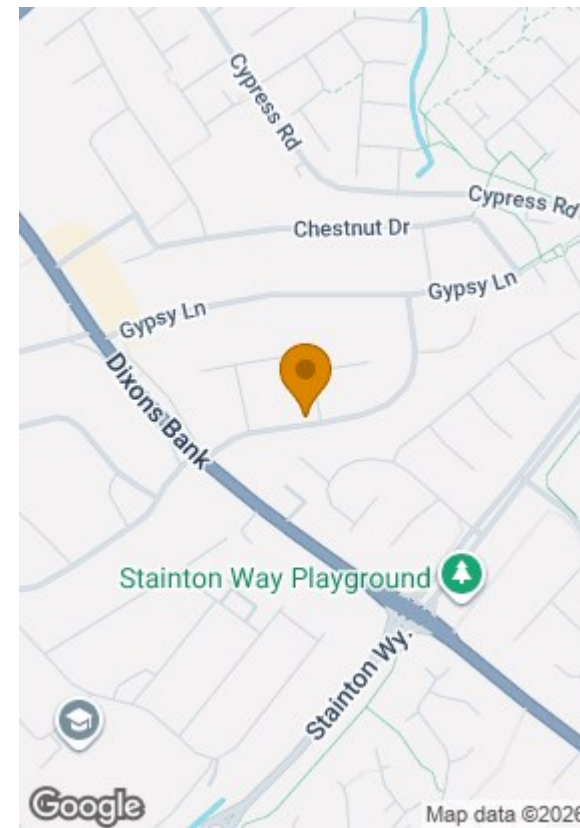
Approximate total area⁽¹⁾

1086 ft²
100.9 m²

(1) Excluding balconies and terraces

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			84
(69-80) C		76	
(55-68) D			
(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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