



SMITH AND FRIENDS are delighted to welcome to the market this modern and well presented three double bedroom detached house located in the popular area of Marton. The home is neutrally decorated, modern throughout and has new flooring fitted in the living /dining area. In brief, the living accommodation briefly comprises; entrance hallway with internal door to the garage (a partition wall has been fitted creating a useful utility space to separate front the front garage but can easily be reverted back), stunning fully equipped kitchen, good size living/dining room with French doors to the garden and stairs leading to the first floor. To the first floor landing are three double bedrooms and a modern shower room which is complete with a walk in shower, vanity unit and WC. Externally to the front of the property is lawn and mature trees & shrubs with leading to an integral garage. To the rear of the property is a generous size garden which has been well maintained and also has a patio area. Viewings come highly recommended to fully appreciate.

Eagle Park, Marton-In-Cleveland, Middlesbrough, TS8 9QT

3 Bed - House - Detached

£215,000

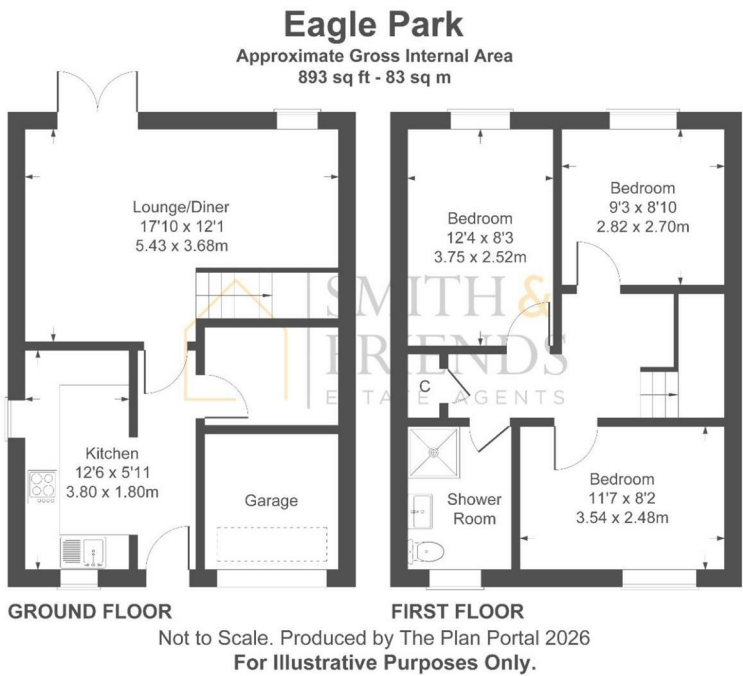
EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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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, 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		86
(81-91) B		
(69-80) C		71
(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

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