



SMITH & FRIENDS are delighted to offer to the market this significantly improved three bedroom semi detached property situated in a popular area in Marton. The well presented living accommodation briefly comprises; entrance porch, living room, attractive open plan kitchen/dining room with doors to the garden, three first floor bedrooms and a modern bathroom fitted with a three piece suite. Externally, to the front of the property is a Resin drive way providing off road parking. To the rear of the property is a generous garden which is laid to lawn and with a raised decked area. There is also a summer house and detached garage. Viewings come highly recommended to fully appreciate.

Rufford Close, Middlesbrough, TS7 8PF

3 Bed - House - Semi-Detached

Reduced To £205,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



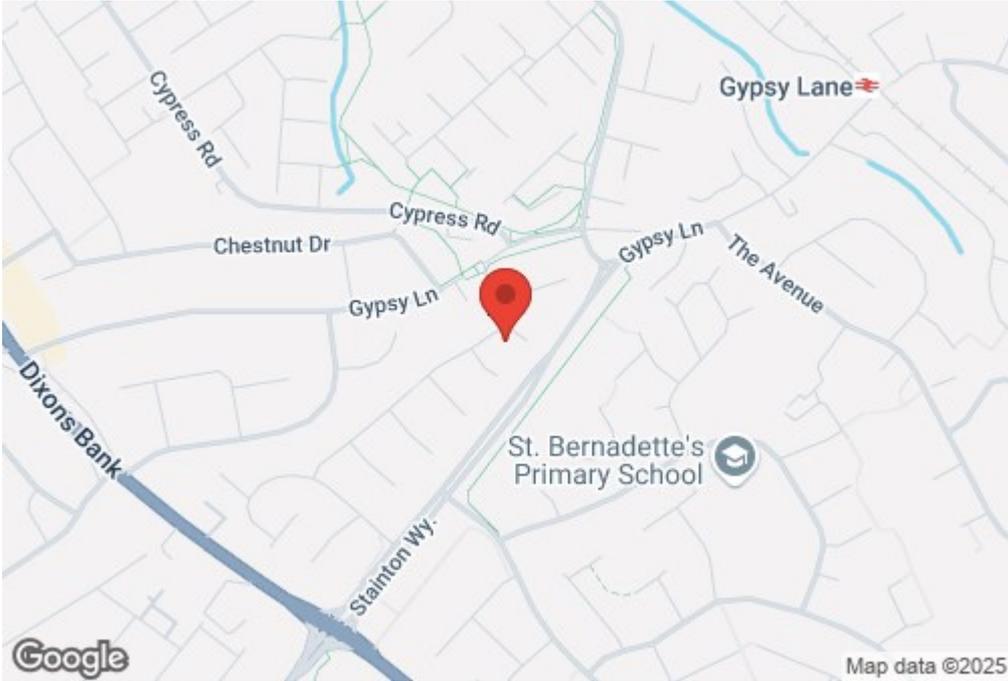
**SMITH &
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ESTATE AGENTS

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Ground Floor



Floor 1

Approximate total area¹⁸
805.88 ft²
74.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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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