



This exceptional family home is brought to the market with the added benefit of no forward chain.

Occupying a highly desirable location, the property is perfectly positioned close to a range of local amenities, including well-regarded schools and shops. Nature lovers and outdoor enthusiasts will also appreciate the close proximity to the iconic Roseberry Topping, offering beautiful countryside walks.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to a convenient ground-floor cloakroom/WC. The heart of the home is the bright and airy open-plan lounge and dining room, flooded with natural light and offering an excellent space for both family living and entertaining. French doors lead through to a delightful conservatory, which enjoys attractive views over the beautifully maintained and mature rear garden.

The ground floor further benefits from a well-appointed kitchen with dining area, providing ample space for family meals and social gatherings. In addition, there is a versatile snug/family room which can be utilised as a second sitting room, home office, playroom, or hobby space to suit individual requirements.

**Eagle Park, Marton-In-Cleveland, Middlesbrough, TS8 9NS**

**4 Bed - House - Detached**

**Offers Over £310,000**

**EPC Rating:**

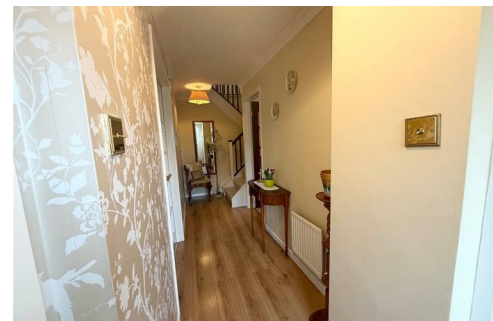
**Council Tax Band: E**

**Tenure: Freehold**



# Eagle Park, Middlesbrough, TS8 9NS

- Entrance Hallway
- Cloakroom
- Lounge/Diner
- Conservatory
- Kitchen
- Snug
- Landing
- Bathroom
- Bedroom
- Ensuite
- Bedroom
- Bedroom
- Bedroom



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		
(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		EU Directive 2002/91/EC	

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