



34

Farington Drive, Marton-In-Cleveland, TS7 8PH
3 Bed - House - Semi-Detached
Offers Over £210,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Farington Drive Marton-In-Cleveland, TS7 8PH

**** REDUCED **** ROBINSONS TEES VALLEY are delighted to offer to the market this highly sought after three bedroom semi-detached property which is beautifully presented throughout and ready to move into. The property is situated within easy reach to Marton shopping parade, well regarded schools and public houses which would appeal to a variety of buyers. The spacious living accommodation briefly comprises of; entrance porch, a generous size lounge/dining room with access to the first first and double doors opening into the kitchen. The stunning kitchen/diner has integrated appliances including an electric hob and two 'Indesit' ovens and has been refitted to a high standard with ultra modern work surfaces, units and a fantastic breakfast bar. To complete the ground floor is the useful utility room, downstairs cloakroom/WC and generous uPVC conservatory. To the first floor are three bedrooms and a re-fitted bathroom/WC fitted with a white four piece suite comprising panelled bath, large walk in shower with Rainfall' shower head, WC and wash hand basin. Externally to the front of the property is off street parking for one vehicle leading to the integral single garage. To the rear of the property is a excellent garden mainly laid to lawn with a paved seating area. There is also gated access to the side of the property with ample space. **VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRICIATE THE INTERNAL CONDITION AND SIZE.**

CONTACT ROBINSONS TESS VALLEY ON 01642 313666 TO ARRANGE VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD TENURE
COUNCIL TAX BAND B
EPC RATING D















Farington Drive

Approximate Gross Internal Area
1389 sq ft - 129 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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