



Smith and Friends are delighted to bring to the market this spacious Three bedroom semi detached family home situated in the sought after location of Marton, Middlesbrough. The property will appeal to a range of potential buyers so viewings and offers come highly recommended. The accommodation comprises of: Entrance hall, lounge open plan dining kitchen, to the first floor there are three bedrooms, family bathroom with separate toilet and fully boarded attic. Externally there are front and rear gardens, parking and garage.

**Chestnut Drive, Marton-In-Cleveland, Middlesbrough,
TS7 8BX**
3 Bed - House - Semi-Detached
£185,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



**SMITH &
FRIENDS**
 ESTATE AGENTS

Chestnut Drive, Middlesbrough, TS7 8BX



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		77
(55-68)	D	59	
(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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