

SMITH AND FRIENDS are delighted to offer to the market this excellent three bedroom detached home situated on Cypress Road in the ever so popular Marton area. The home occupies a good plot and is situated within close proximity to local bus routes, well regarded schools and shops. The spacious living accommodation briefly comprises; lengthy entrance hall with stairs to the first floor and an under stair cupboard, downstairs cloakroom/WC, living room, open plan fully equipped kitchen/diner leading to the generous size extension providing extra living space with access to the garden. To the first floor landing is a shower room comprising of a three piece suite and three bedrooms (the master bedroom with fitted wardrobes).

Externally to the rear of the property is a fantastic low maintenance garden which is mainly paved with astro-turf and has gated access to a single detached garage. To the front of the property is astro-turf and a patio drive for 2 cars.

Viewings come highly recommended to fully appreciate.

**Cypress Road, Middlesbrough, TS7 8PZ**

**3 Bedroom - House - Detached**

**£230,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**

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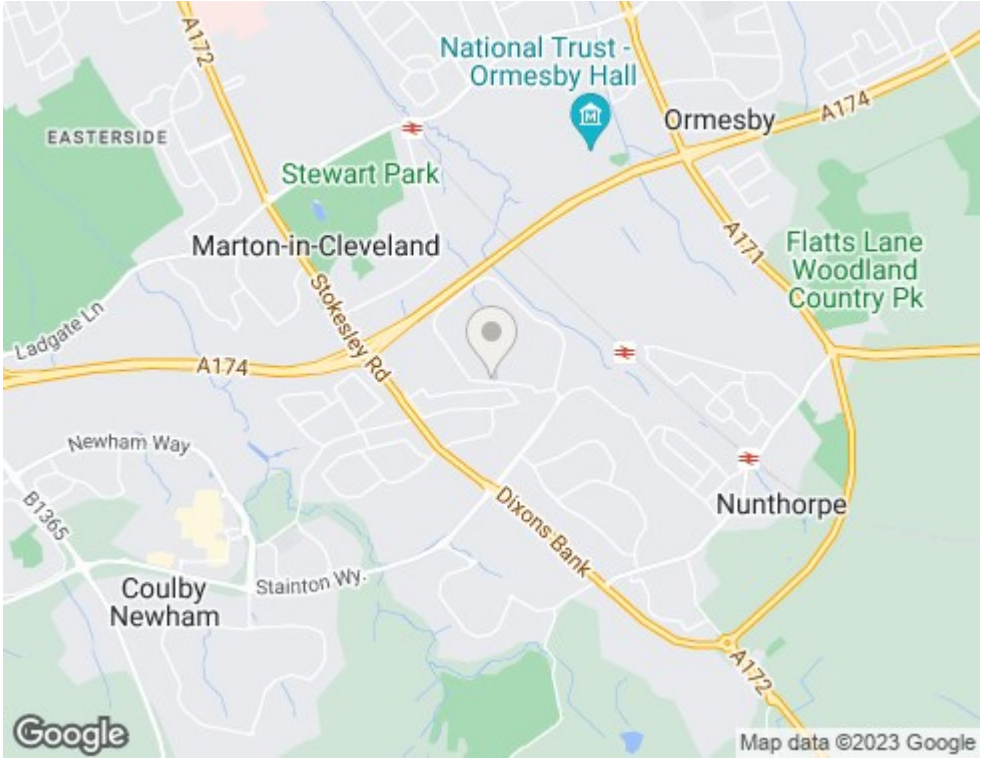


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. 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.



Ground Floor



Floor 1

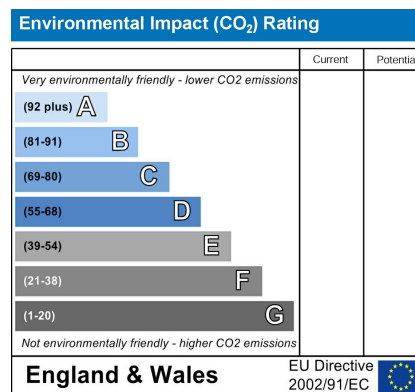
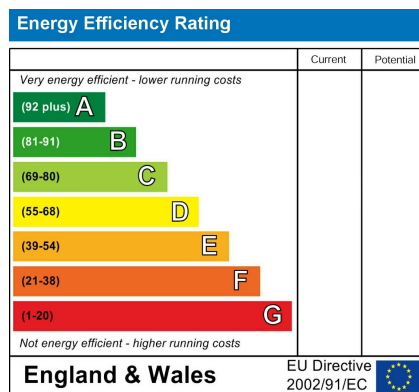
Approximate total area<sup>(1)</sup>

1003.12 ft<sup>2</sup>  
93.19 m<sup>2</sup>

(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.

GIRAFFE 360



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