



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 is 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**

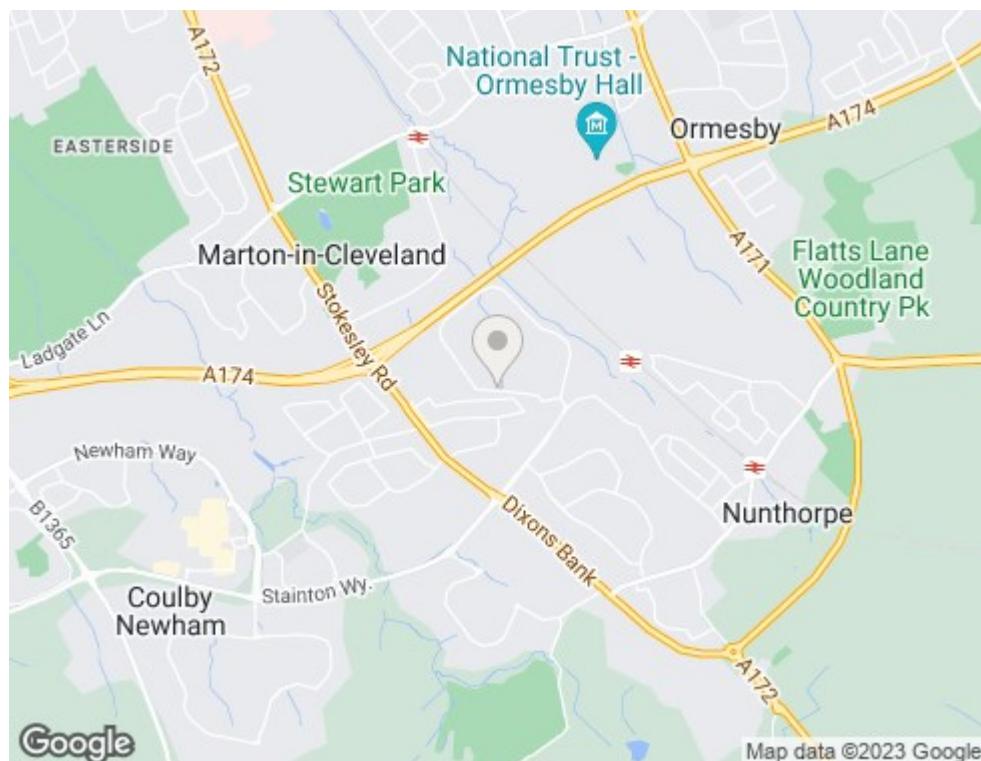
**Council Tax Band: C**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

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



## Cypress Road, Middlesbrough, TS7 8PZ



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

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

1003.12 ft<sup>2</sup>

93.19 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Robinsons Tees Valley  
Middlesbrough Sales, TS7 8DX  
01642 313666  
middlesbrough@robinsonsteesvalley.co.uk