







We are delighted to bring to the market this well presented, much improved and deceptively spacious three bedroom semi detached property. The property is situated in a cul de sac location with excellent local amenities and schools close by. Benefiting from uPVC DG and GCH. The accommodation briefly comprises: Entrance Hallway , spacious bay fronted lounge with attractive fireplace and coal effect gas fire, the open plan dining kitchen is well fitted with a comprehensive range of wall, base and drawer units with contrasting worktops and integrated appliances . The cosy dining area is also fitted with a log burning stove, a useful downstairs toilet and utility complete the ground floor.To the first floor there are three bedrooms, and modern white and chrome suite. . Externally are gardens to front and rear, with log cabin.

Marion Avenue, Middlesbrough, TS5 5JG
3 Bed - House - Semi-Detached
£149,995
EPC Rating: D
Council Tax Band: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Marion Avenue, Middlesbrough, TS5 5JG

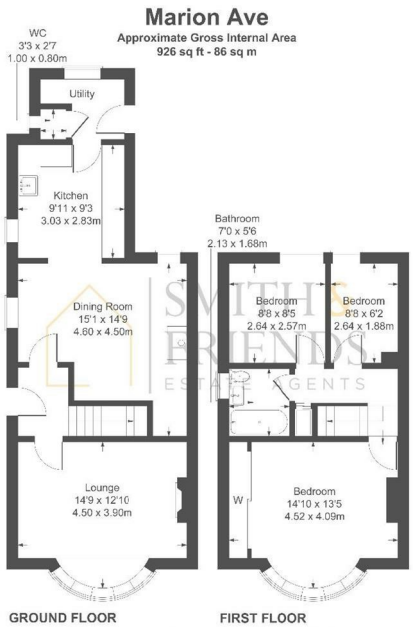


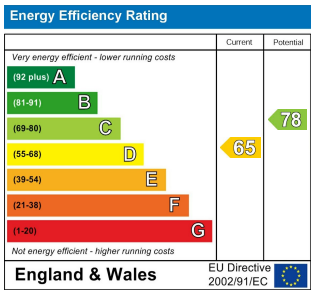












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS