



SMITH AND FRIENDS are delighted to offer for sale this stunning and extremely well presented three bedroom semi detached property situated on Canberra Road. The home is situated on the popular estate in Marton and within close proximity to well regarded schools and shops. The spacious living accommodation comprising; entrance hallway with stairs to the first floor, stunning fitted kitchen/diner with access to the garden and a generous size lounge/dining area. To the first floor landing are three bedrooms and a bathroom with a superb fitted four suite. Externally to the front of the property is a garden and to the side is off street parking for 2 cars leading to a detached single garage. To the rear of the property is an excellent garden which is mainly laid to lawn and lined with mature shrubs and trees. EARLY VIEWING COMES HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Canberra Road, Marton-In-Cleveland, Middlesbrough,
TS7 8ER
3 Bed - House - Semi-Detached
£197,500
EPC Rating: E
Council Tax Band: C
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Canberra Road, Middlesbrough, TS7 8ER



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

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
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(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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