



High Lane, Maltby, Middlesbrough, TS8 0BQ
2 Bed - Cottage - Terraced
£225,000

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



High Lane, Maltby, TS8 0BQ

*** RARE TO THE MARKET, STYLISH COTTAGE ***

NEW TO THE MARKET, with Smith & Friends, this stunning two bedroom cottage situated in the sought after village of Maltby offering easy access to the A174 and A19. Ideal for a First Time Buyer or couple wanting to relocate to a beautiful rural area.

The property briefly comprises of; An Entrance Porch, Good Size Living Room with a Log Fire, Stunning Farmhouse Design Fitted Kitchen, creating a lovely Kitchen / Diner looking out to the Enclosed Rear Garden via French Doors.

The First floor has a contemporary neutral landing space, with Two Double Bedrooms and a Modern Family Bathroom.

Off the Landing the property has a fully boarded loft with loft ladder, which previously was used as a home office.

Externally the front of the property has a driveway for multiple cars allowing ample of off-street parking, whilst the benefit of an enclosed private garden to the rear.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

GROUND FLOOR

Entrance Porch

4'1" x 3'3"

Living Room

12'11" x 18'6"

Kitchen / Diner

10'3" x 13'5"

FIRST FLOOR

Landing

7'5" x 7'4"

Bedroom 1

12'4" x 10'8"

Bedroom 2

10'4" x 11'1"

Family Bathroom

5'9" x 7'4"

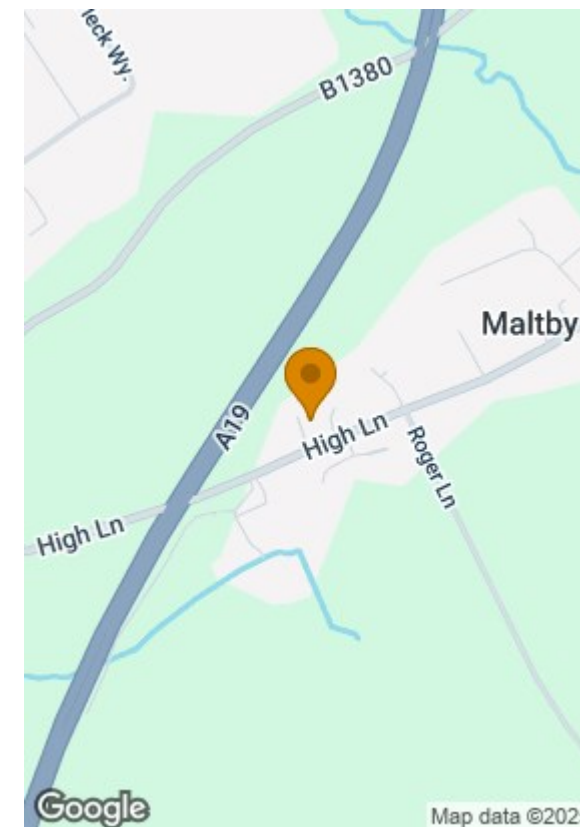
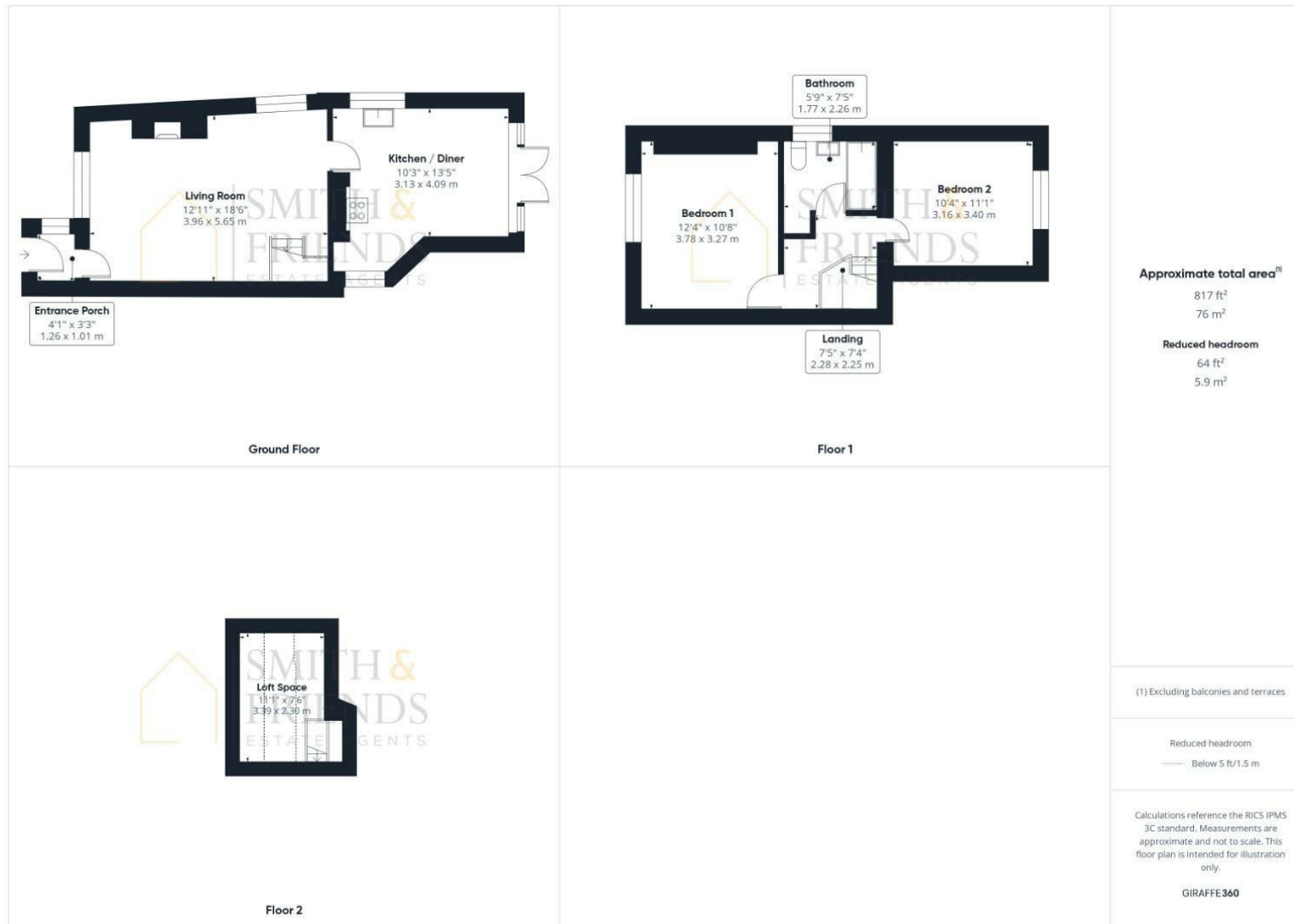
LOFT SPACE

11'1" x 7'6"









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		
England & Wales	70	80
EU Directive 2002/91/EC		

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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