



Marwood Wynd
Middlesbrough

Reduced To £210,000
ENERGY RATING: D-61

Set in this popular and quiet location in the former grounds of Stainton Hall is a delightful two double bedroom detached bungalow, within easy reach of local amenities, making it the ideal place for those seeking balance between urban convenience and rural tranquillity. Offering two double bedrooms, a contemporary kitchen and bathroom, and a generously sized outdoor space with ample parking and a detached garage. Energy Rating: D-61. Council Tax Band: B (£1,463.67).



- Detached Bungalow • Two Double Bedrooms • Modern Kitchen & Bathroom • Large Plot with Extensive Lawn

Entrance Porch/Garden Room

1.72m x 3.25m (5'7" x 10'7")

UPVC double glazed entrance door, side & rear aspect UPVC double glazed windows, wall lights, radiator and a wooden door leading to:

Kitchen

1.65m x 5.37m (5'4" x 17'7")

Three rear aspect UPVC double glazed windows, range of base & wall units with wood effect rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, gas hob and electric oven. Integrated fridge & freezer, space & plumbing for washing machine, wall mounted combi boiler and two radiators

Bathroom

Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and low level WC. UPVC clad walls, extractor fan and a radiator.

Inner Hall

Access to lounge & bedrooms and a radiator.



- Enclosed Patio, Drive & Detached Garage • Very Popular Quite Location • Energy Rating: D-61 • Council Tax Band: B (£1,463.67)



Lounge

4.24m x 3.92m (13'10" x 12'10")

Front & side aspect UPVC double glazed windows and two radiators.

Bedroom One

4.21m x 3.21m (13'9" x 10'6")

Side aspect UPVC double glazed bay window, fitted mirrored sliding wardrobes and a radiator.



Bedroom Two

3.20m x 3.17m (10'5" x 10'4")

Front aspect UPVC double glazed window, fitted mirrored sliding wardrobes and a radiator.

Externally

There is a gravelled driveway to the front of the property providing extensive parking for a and leads to a detached garage (5.29m x 3.12m) with remote controlled roller door, power and lighting. To the rear of the property in an enclosed patio area and to the side is a very large lawned garden lined by established trees & shrubs.



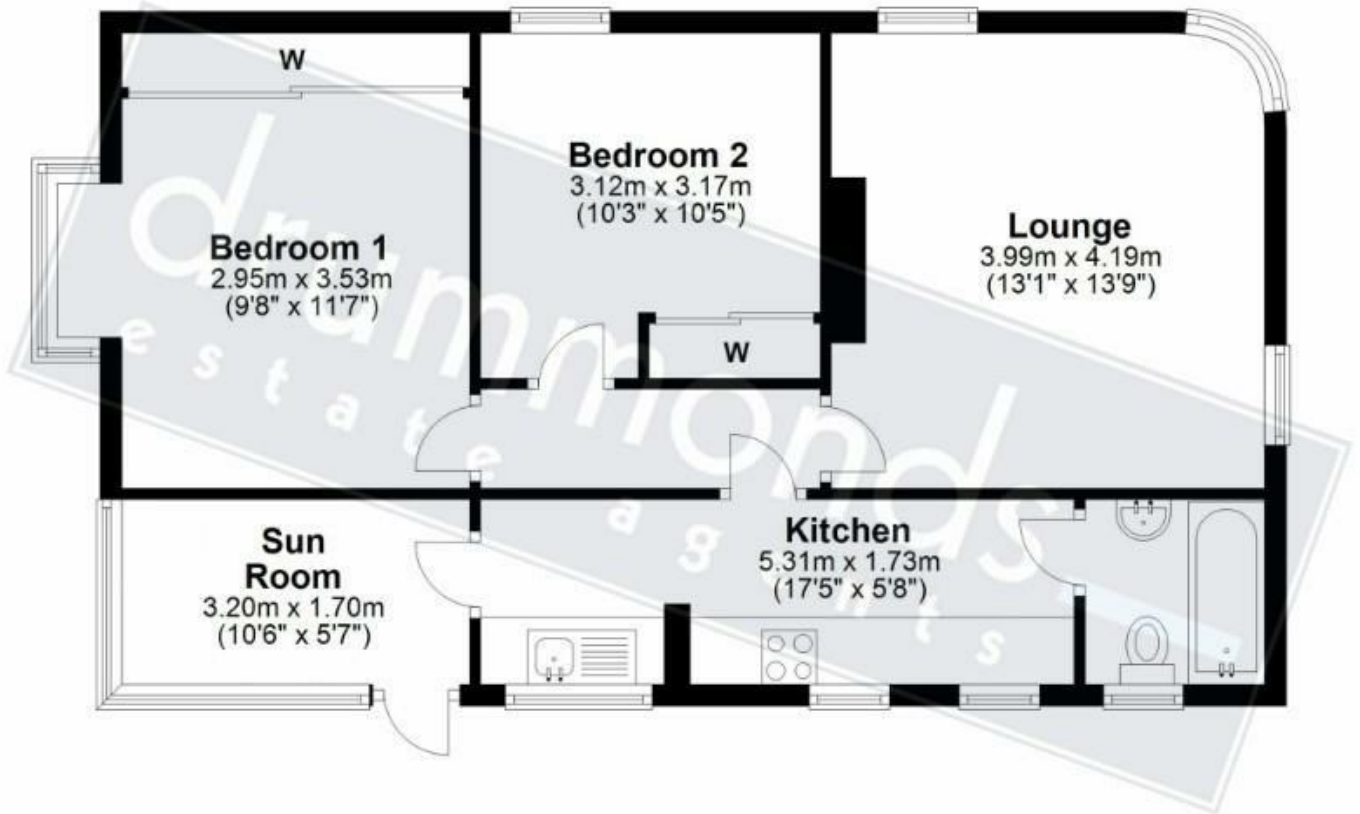




Additional Information

Local Authority - Middlesbrough
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 656.00 sq ft
Tenure - Freehold



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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