



**Evergreen Way, Marton-In-Cleveland Middlesbrough TS8 9ZD**

welcome to

## Evergreen Way, Marton-In-Cleveland Middlesbrough

- FAMILY LOUNGE
- GROUND FLOOR WC
- 3 WELL PROPORTIONED BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: B

**£185,000**

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### Entrance Hallway

Entered via UPVC double glazed door, stairs to first floor, storage cupboard, UPVC double glazed window to side, door to WC.

### Ground Floor Wc

Radiator, wash hand basin, wc, extractor fan.

### Kitchen

17' 8" x 7' 8" ( 5.38m x 2.34m )  
Range of wall and base units with complimentary working surfaces, integrated fridge freezer , UPVC double glazed window to front, radiator, integrated electric oven and grill, plumbed for washing machine, 4-ring gas hob , 1 1/2 bowl sink with draining board and mixer tap, extractor fan.

### Lounge

15' 3" x 14' 5" ( 4.65m x 4.39m )  
UPVC double glazed French doors leading to rear garden, radiator, TV point, telephone point.

### First Floor

#### Landing

Stairs from Hallway , void loft access.

#### Family Bathroom

Wc, wash hand basin with mixer tap, bath with wall mounted shower and shower screen, spotlighting to ceiling, heated towel rail.

### Bedroom 1

11' 9" x 7' 4" ( 3.58m x 2.24m )  
UPVC double glazed window to front, radiator.

### Bedroom 2

14' 4" x 8' 9" ( 4.37m x 2.67m )  
UPVC double glazed window to rear, radiator.

### Bedroom 3

7' x 6' 9" ( 2.13m x 2.06m )  
UPVC double glazed window to front, radiator.

### Externally

#### Front Garden

Small front garden , driveway leading to garage.

#### Rear Garden

Patio seating area, turfed area, enclosed via timber fencing.



Property Ref:  
MAR109845 - 0002

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