



**Rufford Close, Marton-In-Cleveland Middlesbrough TS7 8PF**

**welcome to**

## **Rufford Close, Marton-In-Cleveland Middlesbrough**

This spacious and well-presented 4-bedroom semi-detached family home is located in the sought-after area of Marton, offering a fantastic opportunity for modern living. With no onward chain, this home is ready for you to move in and make it your own.

### **Entrance Hall**

Entered via UPVC double glazed door, UPVC double glazed window to side, radiator.

### **Lounge**

11' 7" x 18' 7" ( 3.53m x 5.66m )

UPVC double glazed window to front, radiator, TV point, telephone point, stairs to first floor.

### **Mid Hallway**

Access to downstairs W/C.

### **Downstairs W/C**

W/C, wash hand basin with mixer tap.

### **Utility**

6' 11" x 7' 2" ( 2.11m x 2.18m )

UPVC double glazed window to side, base units, sink with draining board and mixer tap.

### **Kitchen/Diner**

14' 2" x 18' 6" ( 4.32m x 5.64m )

Range of base and wall units, complementary work surfaces, recess for cooker, extractor fan, UPVC double glazed window to rear, sink with mixer tap, UPVC double glazed patio doors to rear, radiator.

### **Landing**

UPVC double glazed window to side, radiator, stairs to loft space.

### **Bedroom 1**

12' (dead) x 10' 10" ( 3.66m (dead) x 3.30m )

UPVC double glazed window to front, radiator, access to ensuite.

### **Ensuite**

Double wall in shower with wall mounted shower head, W/C, wash hand basin with mixer tap.

### **Bedroom 2**

14' 9" x 10' 9" ( 4.50m x 3.28m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 6" x 8' 11" ( 2.90m x 2.72m )

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

9' 6" x 9' 3" ( 2.90m x 2.82m )

UPVC double glazed window to front, radiator, half panelled wall.

### **Loft Storage**

Skylight windows to front and rear, storage eaves, radiator.

### **Externally**

#### **Front Garden**

Multiple car driveway leading to garage.

#### **Rear Garden**

Landscaped rear garden, turfed section, patio seating, BBQ area, timber built pergola, enclosed by timber fencing.







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## Rufford Close, Marton-In-Cleveland Middlesbrough

- NO ONWARD CHAIN
- MODERN KITCHEN
- ENSUITE TO THE MASTER BEDROOM
- GARAGE
- DRIVEWAY

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

**£250,000**



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