



**Rosewood Court, Marton-In-Cleveland Middlesbrough TS7
8QS**

welcome to

Rosewood Court, Marton-In-Cleveland Middlesbrough

This modern three-bedroom linked home is located in the popular area of Marton. It offers stylish and spacious living, making it ideal for families or anyone looking for a comfortable and contemporary space.

Entrance Hall

Entered via UPVC double glazed door into hallway, UPVC double glazed window to front, staircase to first floor, radiator.

Kitchen Diner

18' 2" x 8' 3" (5.54m x 2.51m)

Range of base units, complementary work surfaces, integral electric oven, four ring induction hob, sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed sliding door to rear garden, archway leading into utility, extractor fan.

Utility

7' 2" x 6' 4" (2.18m x 1.93m)

Base units, sink with draining board and mixer tap, plumbing for washing machine, radiator, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear.

Downstairs W/C

W/C, wash hand basin with mixer tap and under storage, internal access into the garage.

Lounge

12' 5" x 13' (3.78m x 3.96m)

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

Landing

Void loft access, UPVC double glazed window to side.

Bedroom 1

12' 7" x 11' 6" incl door recess (3.84m x 3.51m incl door recess)

UPVC double glazed window to front, radiator.

Bedroom 2

11' 6" x 9' 8" (3.51m x 2.95m)

UPVC double glazed window to rear, radiator.

Bedroom 3

8' 5" x 8' 6" (2.57m x 2.59m)

UPVC double glazed window to front, radiator.

Bathroom

W/C, wash hand basin with mixer tap and under storage, bath with mixer tap, walk-in double shower with wall mounted shower and rainfall style shower head. radiator, UPVC double glazed window to rear.

Externally

Front Garden

Driveway to the front, leading to the partial garage.

Rear Garden

Lawned rear garden, patio seating area, enclosed by timber fencing.





view this property online mannersandharrison.co.uk/Property/MAR111295



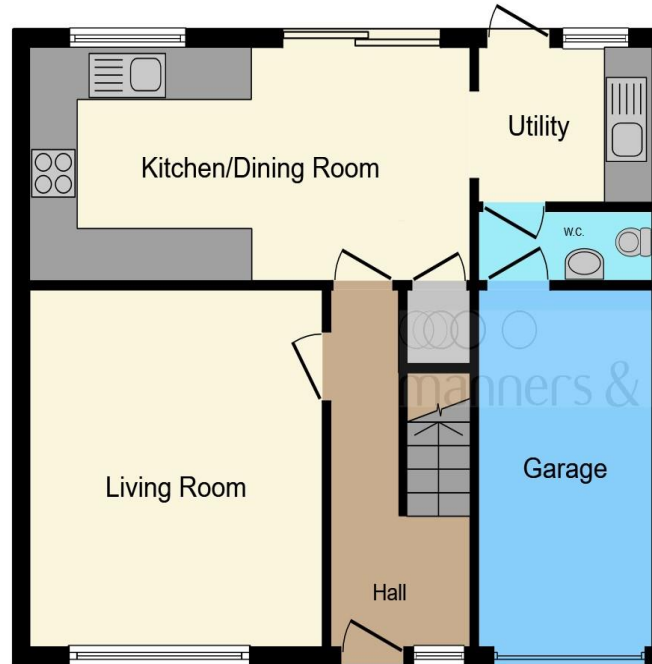
welcome to

Rosewood Court, Marton-In-Cleveland Middlesbrough

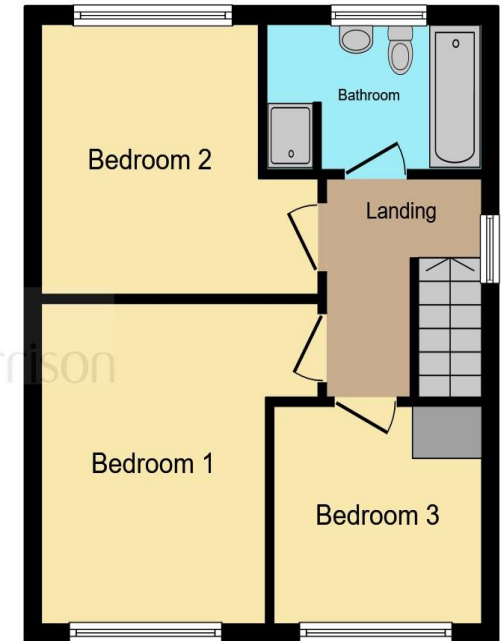
- IDEAL FOR FIRST TIME BUYERS
- MODERN LOUNGE
- DOWNSTAIRS W/C
- UTILITY
- DRIVEWAY & GARAGE

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

£210,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR111295



Property Ref:
MAR111295 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk