



**Birchwood Road, Marton-In-Cleveland Middlesbrough TS7
8DD**

welcome to

Birchwood Road, Marton-In-Cleveland Middlesbrough

Situated in the TS7 area, this well-proportioned property presents an excellent investment opportunity.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, storage cupboard.

Lounge

18' 6" x 11' 9" (5.64m x 3.58m)

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

Kitchen/Diner

18' 5" x 7' 11" (5.61m x 2.41m)

UPVC double glazed window to the front and rear, base and wall units with complementary work surfaces, recess for appliances, sink with draining board and mixer tap.

Reception Room 2

11' 7" x 10' 2" (3.53m x 3.10m)

UPVC double glazed window to front, access to en suite/downstairs bathroom.

Downstairs En Suite

Wet room, wall mounted shower, wash hand basin, toilet, UPVC double glazed window to rear.

Landing

Void loft access.

Bedroom 1

12' x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to front, built in wardrobe.

Bedroom 2

11' 10" x 7' 11" (3.61m x 2.41m)

UPVC double glazed window to front, built in wardrobes.

Bedroom 3

9' x 6' 11" (2.74m x 2.11m)

UPVC double glazed window to rear.

Separate W/C

Toilet, UPVC double glazed window to rear.

Bathroom

Bath, wash hand basin, radiator, UPVC double glazed window to rear.

Externally Front Garden

Lawned garden.

Rear Garden

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





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welcome to

Birchwood Road, Marton-In-Cleveland Middlesbrough

- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN

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

£160,000

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Property Ref:
MAR111591 - 0002

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