



1 The Mews Marmaduke Place , Norton, TS20 1FF

AVAILABLE AROUND 14 August 2024 - SORRY NO PETS OR SMOKERS

A truly EXCEPTIONAL 3 bedroom town house offering accommodation of an IMPRESSIVE standard. No expense has been spared in this property and early viewing comes highly recommended to appreciate the EXQUISITE finish that is rarely seen on the rental market. This contemporary designed property is ideal for professionals, as there is fantastic access to the A19 connecting you to Teesside and the surrounding areas with ease. This BEAUTIFUL home is also within walking distance to the cosmopolitan Norton High Street where you can enjoy a wide range of RESTAURANTS and BARS.

The ground floor accommodation offers an open plan lounge, dining area and a STUNNING kitchen that boasts high gloss wall and base units, GRANITE worktop and includes integrated appliances. French doors open to a low maintenance decking area that is not overlooked and is an ideal setting for enjoying outside entertaining. Completing the ground floor accommodation is a WC. The first floor provides 2 well proportioned bedrooms and a family bathroom. To the top floor there is a MASTER bedroom that has the benefit of an en-suite. Additional features include GAS CENTRAL HEATING, uPVC double glazed windows throughout and for added security there is an entry alarm system. The property also benefits from OFF ROAD PARKING.

£1,000 PCM

1 The Mews Marmaduke Place

, Norton, TS20 1FF



- 3 BEDROOM TOWN HOUSE
- APPLIANCES INCLUDED
- GAS CENTRAL HEATING
- OPTION OF FURNISHED
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING B
- SHOW HOME STANDARD
- GREAT LOCATION

ENTRANCE PORCH

STAIRS TO TOP FLOOR

DOWNSTAIRS WC

MASTER BEDROOM

LOUNGE/DINER

30'7" x 11'1" (9.32 x 3.38)

13'1" x 15'5" (3.99 x 4.70)

EN-SUITE

KITCHEN

10'11" x 9'6" (3.33 x 2.90 (3.32 x 2.89))

EXTERNALLY

ENERGY PERFORMANCE CERTIFICATE (EPC)

STAIRS AND LANDING

BEDROOM TWO

13'5" x 9'3" (4.09 x 2.82)

BEDROOM THREE

10'7" x 15'5" (3.23 x 4.70)

FAMILY BATHROOM



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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