



## 4 Marton Burn Road , Middlesbrough, TS4 2SW

£75,000



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## ENTRANCE

6'1" x 4'2" (1.85m x 1.27m)

Entering through a pristine white UPVC double glazed door from the beautifully maintained front garden, you find yourself in a generously sized passageway. This inviting space is perfect for storing outerwear and provides seamless access to both the reception room and the kitchen, as well as the staircase leading to the first floor.

## RECEPTION ROOM/ KITCHEN

17'4" x 10'4" (5.28m x 3.15m)

The reception room is spacious enough to comfortably accommodate a two-piece suite and several storage units. It features a UPVC double glazed window at the front, allowing plenty of natural light to flood in. A radiator enhances the room's coziness. The reception room seamlessly connects to the kitchen, which is outfitted with a selection of sleek white wall-mounted, base, and drawer units. These units are complemented by dark, contrasting worktops, providing a modern and stylish aesthetic.

## LANDING

5'10" x 6'0" (1.78m x 1.83m)

The landing gains access to the bathroom, first bedroom and loft

## BEDROOM

11'1" x 10'5" (3.38m x 3.18m)

The expansive bedroom, located at the front of the property, offers a sense of spaciousness and comfort. It features a sizable UPVC double-glazed window that floods the room with natural light, a radiator for warmth, and a built-in storage cupboard that houses the property's boiler, ensuring both convenience and functionality.

## BATHROOM

5'10" x 7'2" (1.78m x 2.18m)

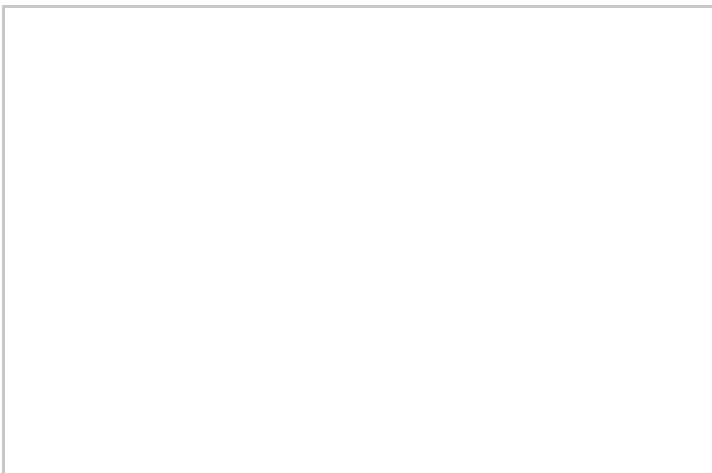
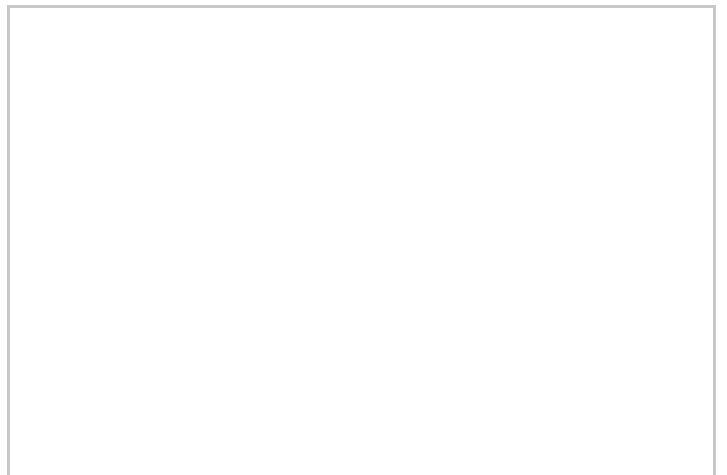
The bathroom features a well-appointed three-piece suite, consisting of a panelled bath equipped with shower attachments, a sleek hand basin, and a modern low-level W/C. This room is enhanced by a front-facing UPVC double-glazed window that allows natural light to flood in, a radiator for added comfort, and partially tiled walls that add a touch of elegance and practicality

## EXTERNAL

The property boasts an expansive front garden, beautifully enclosed by a charming picket fence that elegantly separates it from the neighboring property. Residents will appreciate the plentiful on-street parking available. Additionally, the shared rear garden



offers a convenient off-street parking space for one vehicle, ensuring that all your parking needs are met.



## Road Map



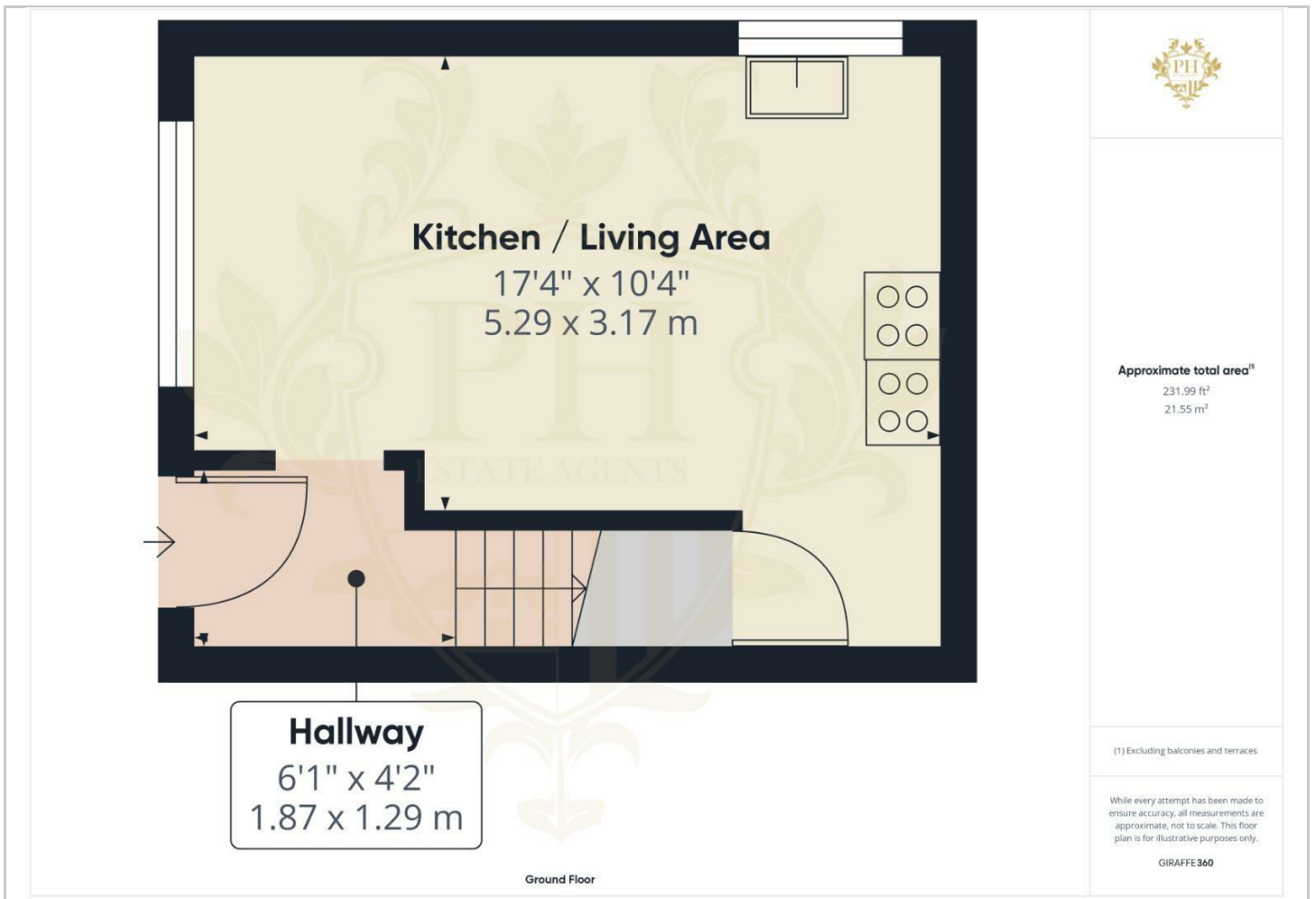
## Hybrid Map



## Terrain Map



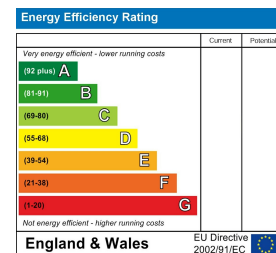
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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