



**Marathon Court, Middlesbrough TS4 2WE**

**welcome to**

## **Marathon Court, Middlesbrough**

Discover this beautifully presented three-bedroom semi-detached townhouse, thoughtfully designed for modern family living and ready to move straight into.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage, radiator.

### **Lounge**

13' 5" x 10' 4" ( 4.09m x 3.15m )

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

### **Kitchen/Diner**

13' 6" x 13' incl door recess ( 4.11m x 3.96m incl door recess )

Access to downstairs W/C, UPVC double glazed patio doors leading to rear garden, radiator, base and wall units with complementary work surfaces, integral fridge/freezer, integral oven, four ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, integral dishwasher, stainless steel splash back.

### **Downstairs W/C**

Toilet, radiator, wash hand basin with mixer tap, tiled splash back, UPVC double glazed window to side aspect.

### **Landing**

UPVC double glazed window to side, radiator.

### **Bathroom**

Bath with mixer tap, wash hand basin with mixer tap, toilet, radiator, part tiled wall, extractor unit.

### **Bedroom 2**

13' 6" x 7' 7" ( 4.11m x 2.31m )

UPVC double glazed window to rear, radiator, built in storage cupboard.

### **Bedroom 3**

8' 9" x 6' 11" ( 2.67m x 2.11m )

UPVC double glazed window to front, radiator.

### **Master Bedroom**

14' 10" x 13' 7" ( 4.52m x 4.14m )

Second floor, staircase from landing, UPVC double glazed window to side, UPVC double glazed window to front, radiator, fitted wardrobes, access to en suite.

### **En Suite**

Toilet, radiator, wash hand basin, single shower cubicle with wall mounted shower, skylight window to rear.

### **Externally Front Garden**

Double driveway.

### **Rear Garden**

Patio seating area, turfed garden, storage shed, timber built fence.





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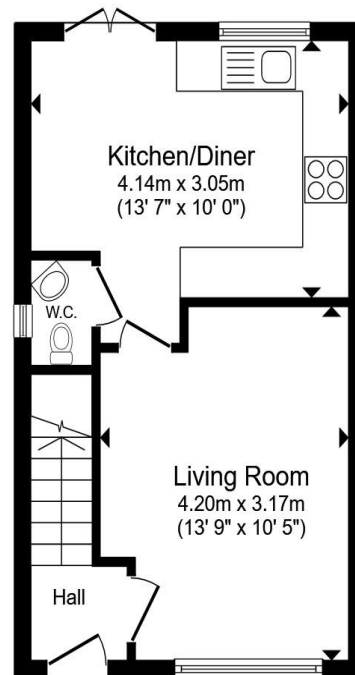
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## Marathon Court, Middlesbrough

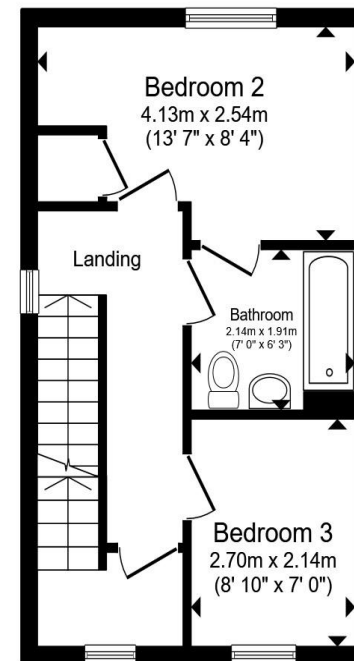
- MODERN KITCHEN
- WELL-PROPORTIONED BEDROOMS
- EN SUITE
- DRIVEWAY
- FRONT & REAR GARDEN

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

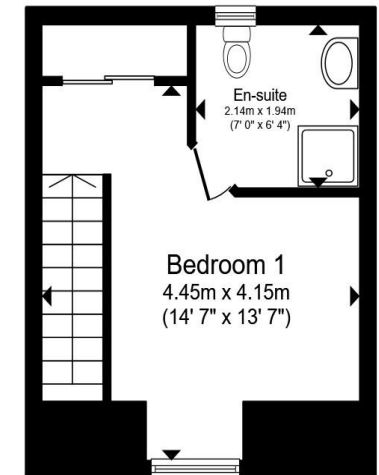
**£180,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MAR111590 - 0003

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