



Sudbury, Marton-In-Cleveland Middlesbrough TS8 9XZ

welcome to

Sudbury, Marton-In-Cleveland Middlesbrough

Situated in the ever-popular Marton area, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.

Entrance Hall

Enter via door to front, staircase to first floor, laminate flooring, under stair storage cupboard, radiator.

Downstairs W/C

Toilet, UPVC double glazed window to front, part tiled walls, radiator, corner wall mounted wash hand basin.

Kitchen

Fitted kitchen with a range of base and wall units with contrasting roll top work surfaces, UPVC double glazed window to rear, fitted kitchen, double oven, microwave, extractor, four ring gas hob, integrated fridge and freezer, 1 1/2 bowl single drainer sink unit with mixer tap with splash back, tiled flooring, spotlights to ceiling.

Lounge

10' 4" x 15' 5" (3.15m x 4.70m)
UPVC double glazed windows to front, sliding door to conservatory, laminate style flooring, radiator, spotlights to ceiling, coving, archway to dining area.

Dining Area

8' 2" x 9' 6" (2.49m x 2.90m)
Radiator, laminate style flooring, spotlights to ceiling, coving.

Conservatory

8' 4" x 11' 4" (2.54m x 3.45m)
Laminate style flooring, radiator.

Landing

Access to roof via built in storage cupboard.

Bathroom

Panelled bath, toilet, vanity style wash hand basin,

UPVC double glazed opaque window to rear, spotlights to ceiling, part tiled walls, heated silver chrome towel style radiator, LVT flooring.

Bedroom 2

9' 7" x 9' 9" (2.92m x 2.97m)
UPVC double glazed window to rear, radiator.

Bedroom 1

8' 8" x 11' 1" (2.64m x 3.38m)
UPVC double glazed window to front, radiator, laminate style flooring, access to en suite.

En Suite

Corner shower, toilet, wash hand basin, UPVC double glazed window side, heated silver chrome towel style radiator, extractor fan, ceiling spotlights.

Bedroom 3

7' 6" x 7' 8" (2.29m x 2.34m)
UPVC double glazed window to front, radiator, laminate style flooring.

Externally

Rear Garden

Enclosed, mainly laid to lawn, patio area, flower bed edging and shrubbery.

Front Garden

Mainly laid to lawn, driveway.





view this property online mannersandharrison.co.uk/Property/MAR111802



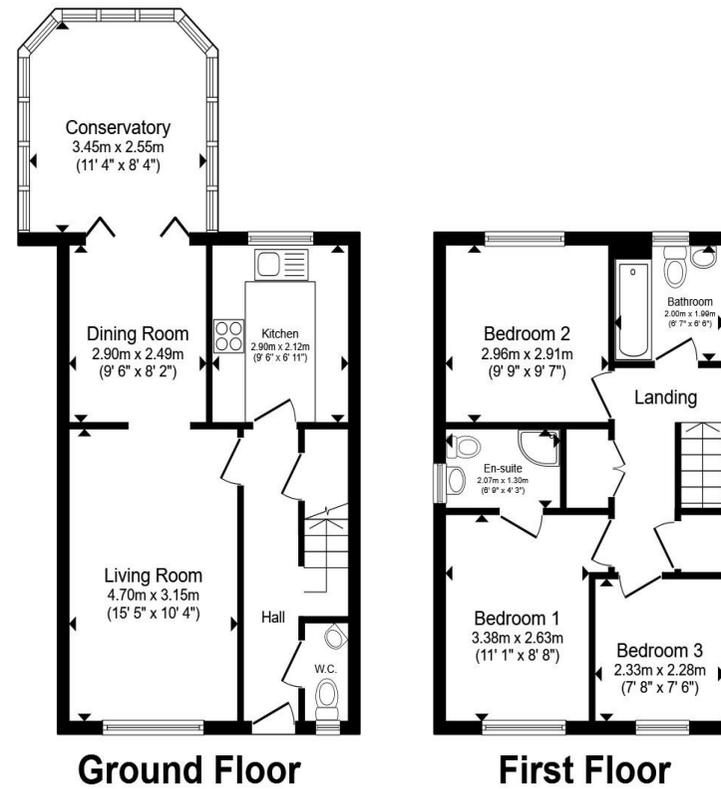
welcome to

Sudbury, Marton-In-Cleveland Middlesbrough

- IDEAL FOR FAMILIES & FIRST TIME BUYERS
- SPACIOUS THROUGHOUT
- CONSERVATORY
- DRIVEWAY
- FRONT & REAR GARDEN

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

£200,000



Total floor area 89.8 m² (967 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



view this property online mannersandharrison.co.uk/Property/MAR111802



Property Ref:
MAR111802 - 0003

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