



46 Broadstone, Marton-In-Cleveland

Guide Price £205,000



For Sale by Auction





46 Broadstone

Marton-In-Cleveland, Middlesbrough

*** For Sale By Auction *** LIVE ONLINE AUCTION

*** Option 2 ***

www.agentspropertyauction.com A four bedroom detached house offered for sale with no forward chain and featuring a double driveway leading to a double garage, generous rear garden, lounge, dining room, fitted kitchen with utility, ground floor WC, four bedrooms and a family bathroom. Early viewing advised.

- A Four Bedroom Detached House
- Located Within a Popular Area of Marton
- No Forward Chain
- Occupying a Lovely Plot with a Generous Size Rear Garden
- Double Garage
- Lounge Opening to Dining Room
- Fitted Kitchen with Utility & Ground Floor WC
- Four Bedrooms & Family Bathroom

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







GROUND FLOOR

Entrance

With staircase to the first floor.

Lounge 13' 4" x 10' 2" (4.07m x 3.09m)

With under stairs cupboard and opening to ...

Dining Room 9' 3" x 7' 8" (2.81m x 2.33m)

With French doors to the rear garden.

Kitchen 9' 5" x 8' 11" (2.87m x 2.73m)

Utility Room 4' 11" x 5' 0" (1.50m x 1.52m)

With side external door and wall mounted boiler.

WC 4' 11" x 3' 8" (1.50m x 1.12m)

FIRST FLOOR

Bedroom One 8' 9" x 10' 5" (2.67m x 3.18m)

Bedroom Two 12' 1" x 8' 7" (3.69m x 2.61m)

Bedroom Three 9' 8" x 6' 11" (2.94m x 2.11m)

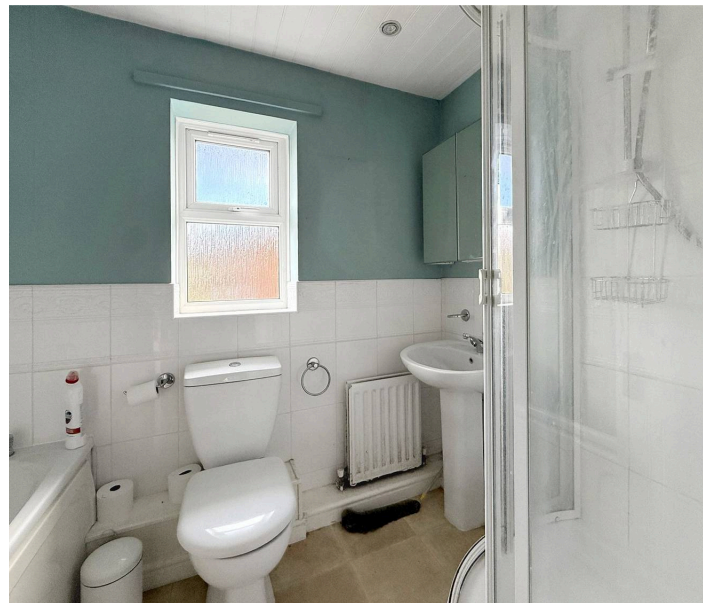
Bedroom Four 8' 9" x 7' 0" (2.67m x 2.14m)

Bathroom 5' 5" x 7' 11" (1.66m x 2.41m)

EXTERNALLY

Parking, Double Garage & Garden

Externally the property occupies a lovely plot within this popular area of Marton and featuring a double width driveway leading to a double garage. To the rear there is a generous size part walled garden with lawn, patio areas and timber shed.



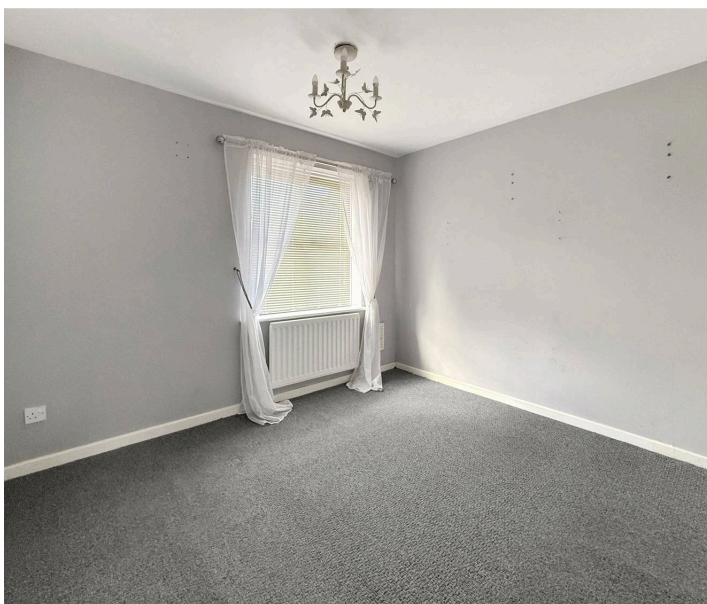


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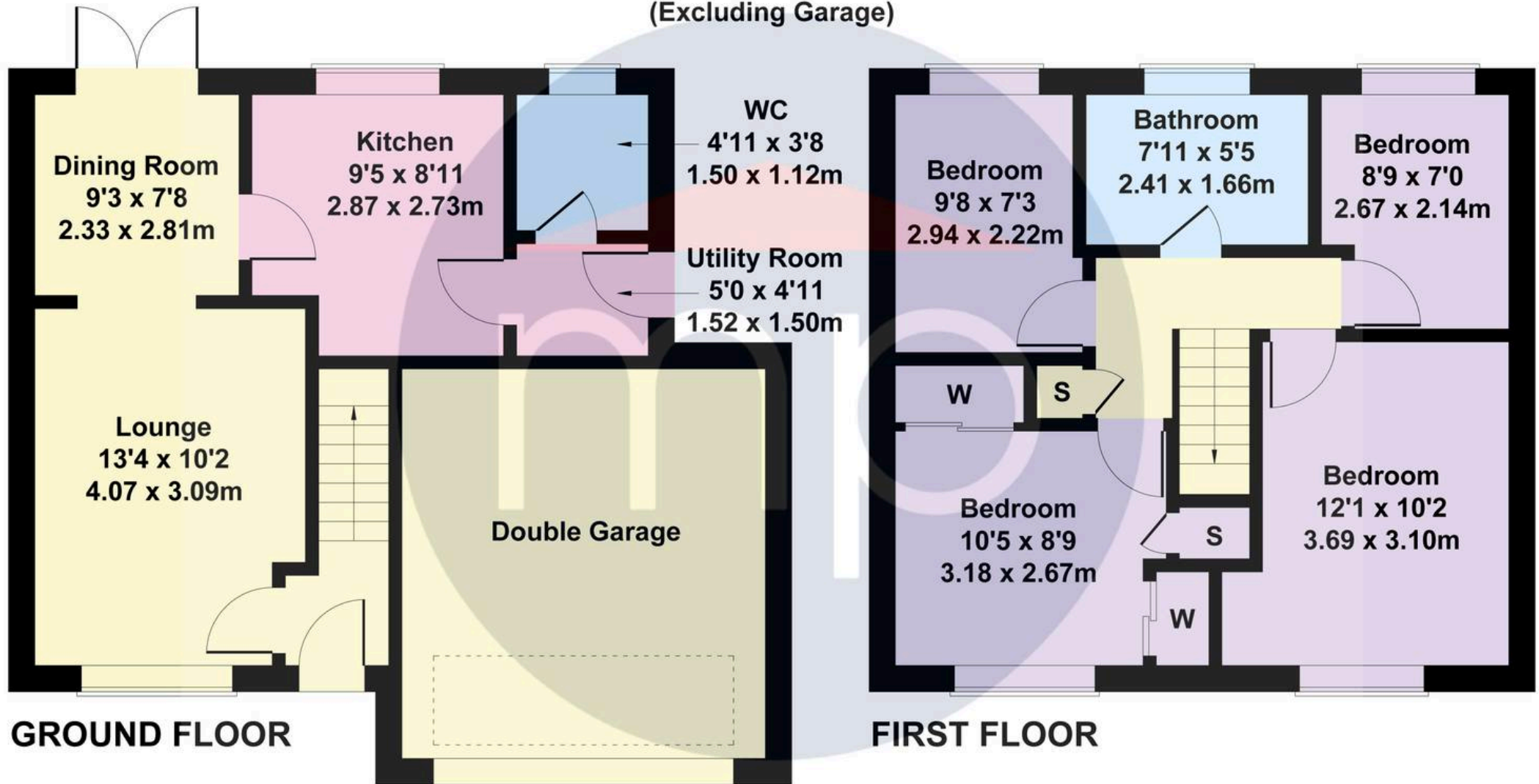


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Broadstone

Approximate Gross Internal Area
872 sq ft - 81 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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