



**Planetree Court, Middlesbrough TS7 8QT**

**welcome to**

## **Planetree Court, Middlesbrough**

This beautifully presented 3-bedroom semi-detached family home is located in the sought-after area of Marton, offering a fantastic opportunity to put your own stamp on a modern, ready-to-move-in property.

### **Entrance Hall**

Entered via UPVC double glazed door into hallway, stairs to first floor, radiator.

### **Lounge**

12' 11" x 14' ( 3.94m x 4.27m )

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

### **Dining Room**

8' 4" x 8' 11" ( 2.54m x 2.72m )

UPVC double glazed patio doors leading to the rear garden.

### **Kitchen**

10' 4" x 8' 4" ( 3.15m x 2.54m )

Range of base and wall units, complementary work surfaces, UPVC double glazed window to rear, sink with draining board and mixer tap, integral electric oven, plumbing for washing machine, four ring gas hob, extractor fan.

### **Utility**

7' 7" x 8' 10" ( 2.31m x 2.69m )

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, work surface, recess for under counter appliances, base unit.

### **Landing**

Storage cupboard.

### **Bedroom 1**

9' 11" x 12' 8" ( 3.02m x 3.86m )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

9' 7" x 9' 10" ( 2.92m x 3.00m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

8' 3" x 7' 10" ( 2.51m x 2.39m )

UPVC double glazed window to front, radiator.

### **Bathroom**

W/C, wash hand basin with mixer tap, UPVC double glazed window to rear, chrome heated towel rail, wall mounted shower, part tile wall.

### **Externally Front Garden**

Driveway to front leading to the garage, turfed front garden.

### **Rear Garden**

Patio seating area, turfed garden, all enclosed by timber fence.





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## **Planetree Court, Middlesbrough**

- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LOUNGE/DINER
- MODERN FITTED KITCHEN
- UTILITY
- DRIVEWAY LEADING TO GARAGE

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

offers in the region of

**£190,000**



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Property Ref:  
MAR111701 - 0002

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