





Eagle Park, Marton-In-Cleveland Middlesbrough TS8 9QS

manners & harrison

welcome to

Eagle Park, Marton-In-Cleveland Middlesbrough

Stunning four-bedroom detached family home in Marton, set on a generous plot. Offering spacious and versatile living, en-suite to the principal bedroom, driveway, detached garage and enclosed rear garden. Ideally located for schools, shopping and transport links. Early viewing recommended!

Entrance Hall
Enter through composite door into hallway, stairs to first floor.

Downstairs W/C
Toilet, UPVC double glazed window to front, wash hand basin, radiator.

Lounge
16' 5" x 10' 11" (5.00m x 3.33m)
UPVC double glazed window to front, radiator, gas fire place.

Dining Room
9' 9" x 8' 6" (2.97m x 2.59m)
UPVC double glazed window to side, radiator, under stairs storage

Reception Room 3
15' 9" x 10' 11" (4.80m x 3.33m)
UPVC double glazed window to rear, UPVC double glazed patio doors to side, Two skylights fitted to the pitched roof

Kitchen
12' 10" x 9' 3" (3.91m x 2.82m)
UPVC double glazed door to rear, UPVC double glazed window to rear, sink with draining board, range of base and wall units with complementary work surfaces, electric oven, integral dishwasher, integral fridge freezer, ,plumbing and electrics allow for washing machine to be neatly located within base cupboard, splash back, under stair storage cupboard.

Landing
Stairs and door to bedroom 1, under stairs storage, space currently being used as a home office.

Bedroom 2
11' 7" x 11' 2" (3.53m x 3.40m)
UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom 3
11' 7" x 9' 9" (3.53m x 2.97m)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 4
10' 1" x 10' (3.07m x 3.05m)
UPVC double glazed window to rear, radiator, built in wardrobes.

Bathroom
Toilet, towel rail, wash hand basin, bath, UPVC double glazed window to rear, splash back, spotlight, over bath, electric shower.

Second Floor
Bedroom 1
20' 8" x 11' 6" (6.30m x 3.51m)
Two UPVC double glazed windows to front with fitted window seats and built-in storage, built in wardrobes, radiator.

En Suite
Shower cubicle, wash hand basin, toilet, towel rail, splash back, extractor fan and double glazed frosted window to rear.









Externally
Front Garden
Long driveway, laid to lawn.

Rear Garden
Patio seating area, laid to lawn, enclosed by timber fencing.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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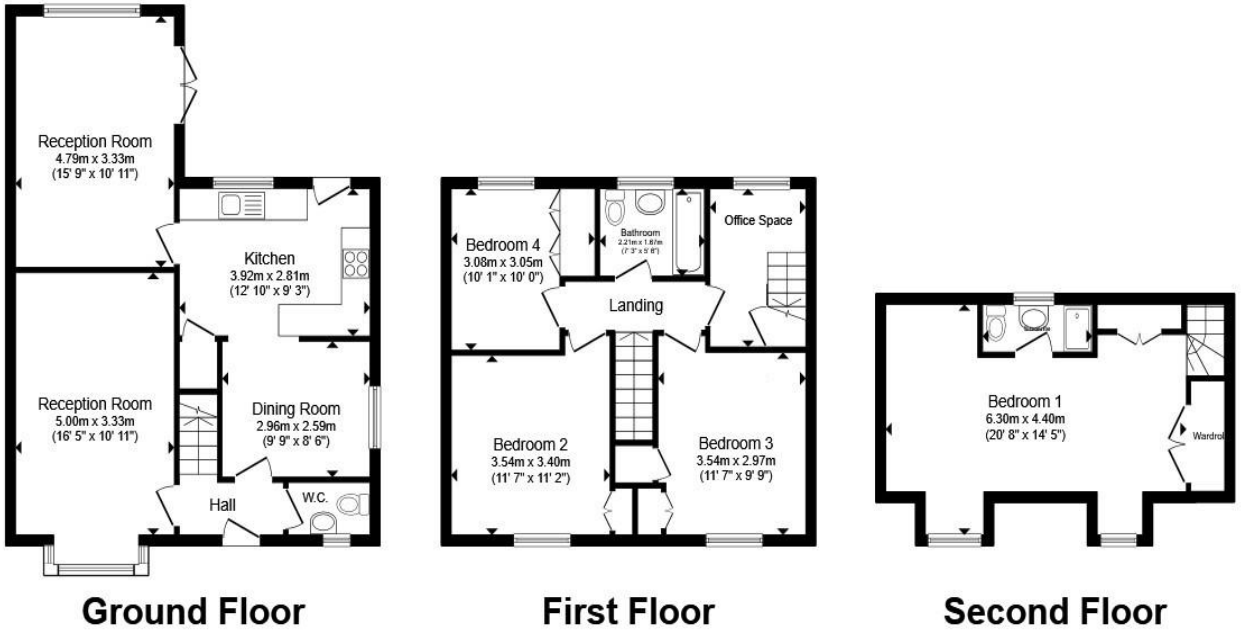
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- IDEAL FOR FAMILIES
- SPACIOUS THROUGHOUT
- MODERN KITCHEN
- FRONT & REAR GARDEN
- DRIVEWAY

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

£375,000



Total floor area 137.2 m² (1,477 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

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The Property Ombudsman

Property Ref:
MAR112665 - 0009

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