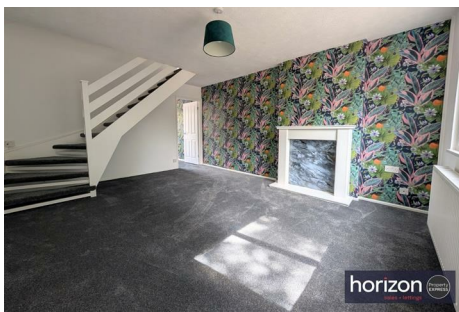




12 Marton Burn Road Middlesbrough, TS4 2SW

Beautifully Renovated | Two Bedrooms | Freehold | Move-In Ready

An exceptional opportunity to purchase this fully renovated two-bedroom freehold terraced home, finished to a high standard throughout. Boasting stylish modern interiors, private front and rear gardens, and an open-plan kitchen/diner, this property is ideal for first-time buyers, downsizers and investors alike.

Asking Price £94,950

12 Marton Burn Road

Middlesbrough, TS4 2SW



- Two Bedroom Freehold Terraced Home
- New Carpets Throughout
- Parking to the Rear of the Property
- Buyers Fee of £4,000+VAT
- Modern Open-Plan Kitchen/Diner with Appliances
- uPVC Double Glazing & Gas Central Heating
- EPC C
- Stylish New Three-Piece Family Bathroom
- Private Front & Enclosed Rear Gardens
- Buying for investment? This property is suitable for BTL, Serviced Accommodation or Social Housing

Welcome to 12 Marton Burn Road, Middlesbrough – a beautifully renovated two-bedroom freehold terraced home, finished to a high standard throughout and ready for immediate occupation. Ideal for first-time buyers, professionals or investors, this stylish property offers modern living with the benefit of a low-maintenance private front and rear garden.

The accommodation comprises a spacious and bright reception room, providing the perfect space to relax or entertain. To the rear, the contemporary open-plan kitchen/diner has been thoughtfully designed with modern fitted units, quality worktops and a range of integrated appliances, creating a practical and sociable heart of the home.

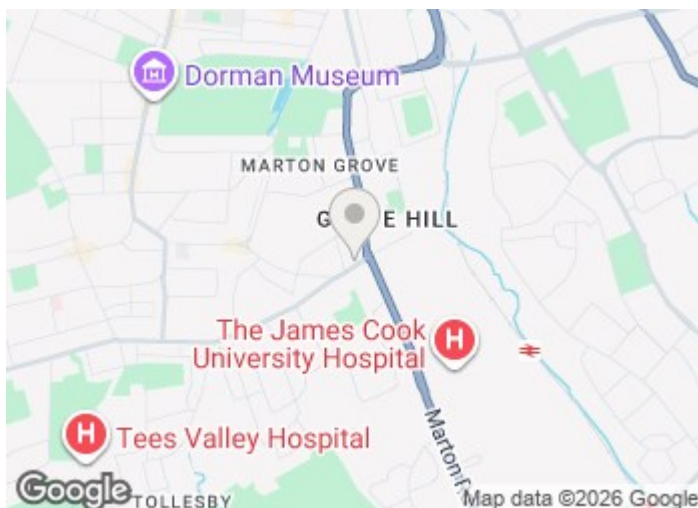
Upstairs, the property offers two well-proportioned bedrooms along with a stunning brand-new family bathroom, complete with a contemporary three-piece suite and quality finishes.

The property has undergone an extensive refurbishment and benefits from a newly fitted kitchen, brand-new bathroom, new carpets throughout, uPVC double glazing and gas central heating, ensuring comfort, efficiency and peace of mind for its next owner.

Externally, the home enjoys a private front garden and an enclosed rear garden, providing excellent outdoor space for relaxing, gardening or entertaining.

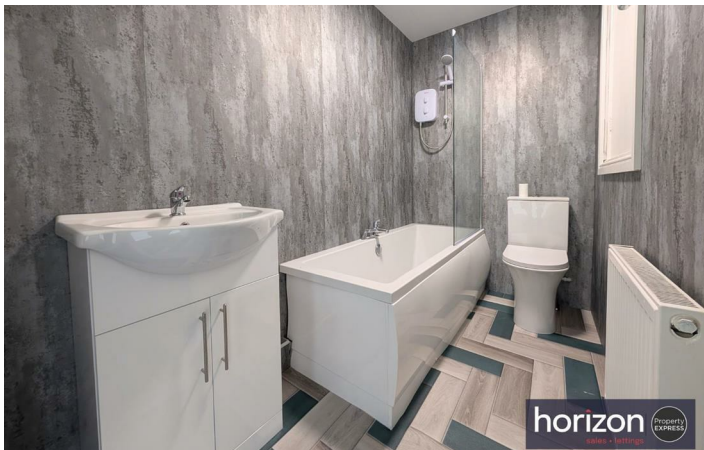
Situated in a popular residential area of Middlesbrough, the property offers convenient access to local amenities, schools, transport links and commuter routes, making it an excellent choice for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the quality of finish and superb value this move-in ready home has to offer.

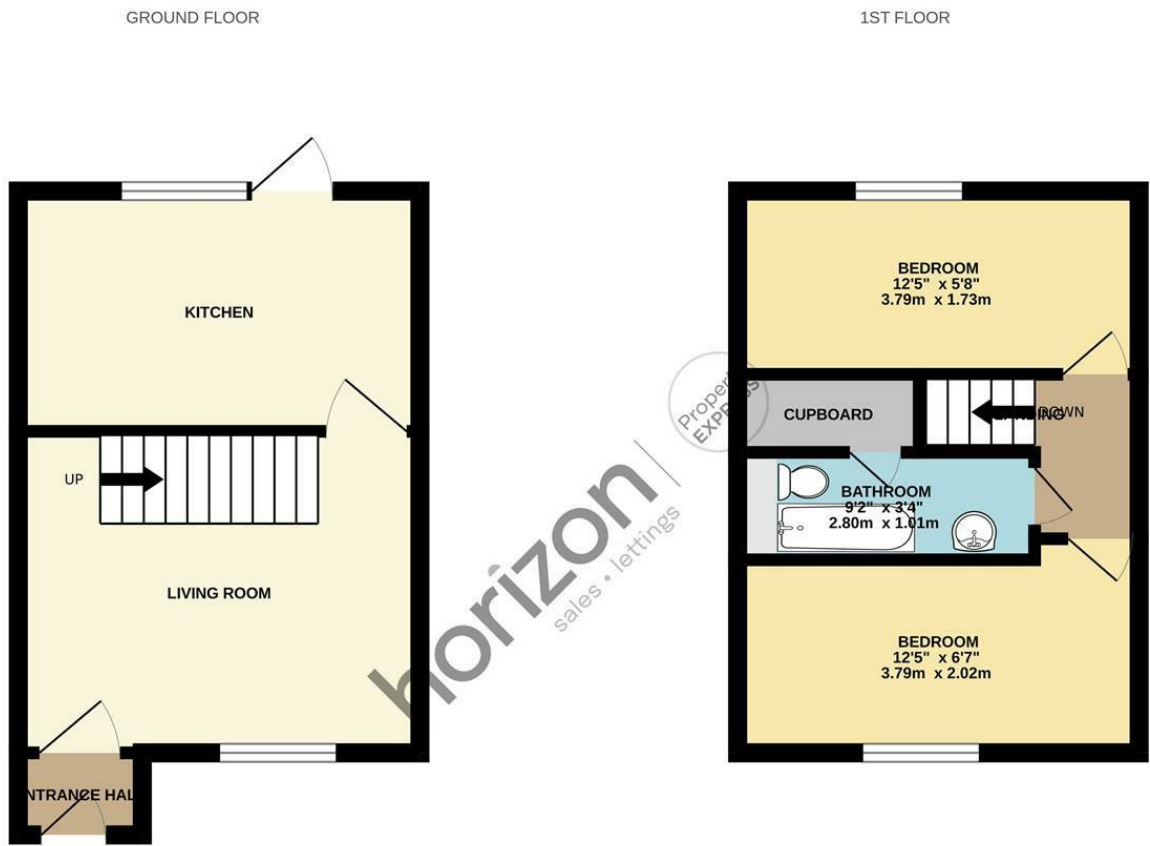


This superb home is ready to move straight into, with no work required by the next owner. Combining modern finishes, practical living space and a convenient location, early viewing is highly recommended to avoid disappointment. Contact us today to arrange your viewing.

[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC