



Dixons Bank, Marton-In-Cleveland, TS7 8NT
3 Bed - House - Detached
O.I.R.O £405,000

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



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ESTATE AGENTS

Dixons Bank

Marton-In-Cleveland, Middlesbrough, TS7 8NT

Situated in the sought after area of Dixons Bank, Marton this delightful detached property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home. The modern kitchen flows into the dining/family area which is the hub of the home and also has a log burner for those cosy evenings by the fire.

The family area flows via double doors into the rear garden where there is a fixed pergola with clear roof so you enjoy the garden even if its raining. There is a also a summer house.

The property has 2 separate bath/shower rooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout of the property enhances its appeal, allowing for both privacy and communal living.

One of the standout features of this home is the generous parking space, accommodating up to seven vehicles. This is a rare find in residential properties and adds significant value, making it perfect for families with multiple cars or for those who enjoy hosting visitors.

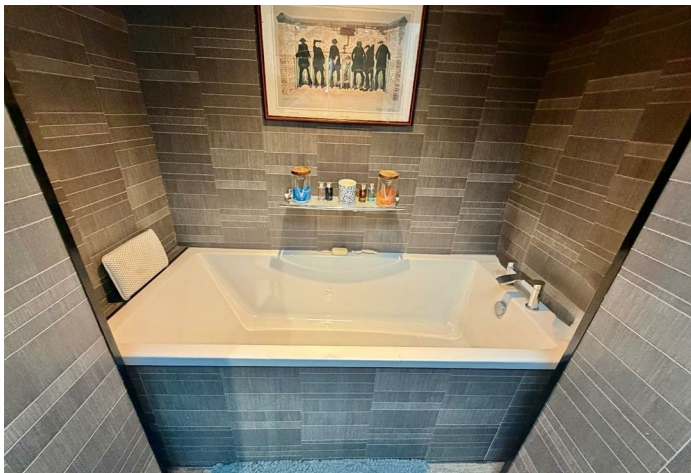
Situated in a desirable location, this property is well-connected to local amenities and transport links, providing easy access to the wider Middlesbrough area. Whether you are looking for a peaceful retreat or a vibrant community, this home in Dixons Bank offers the best of both worlds.

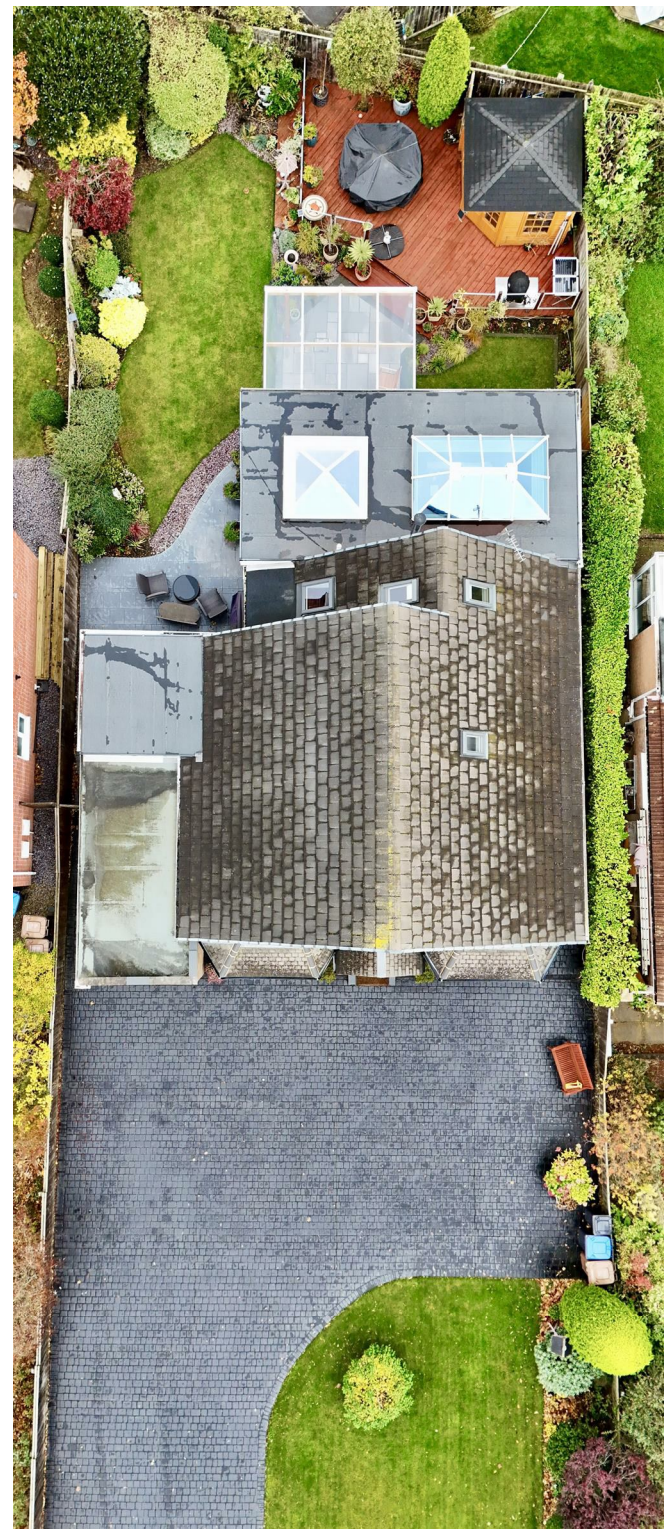
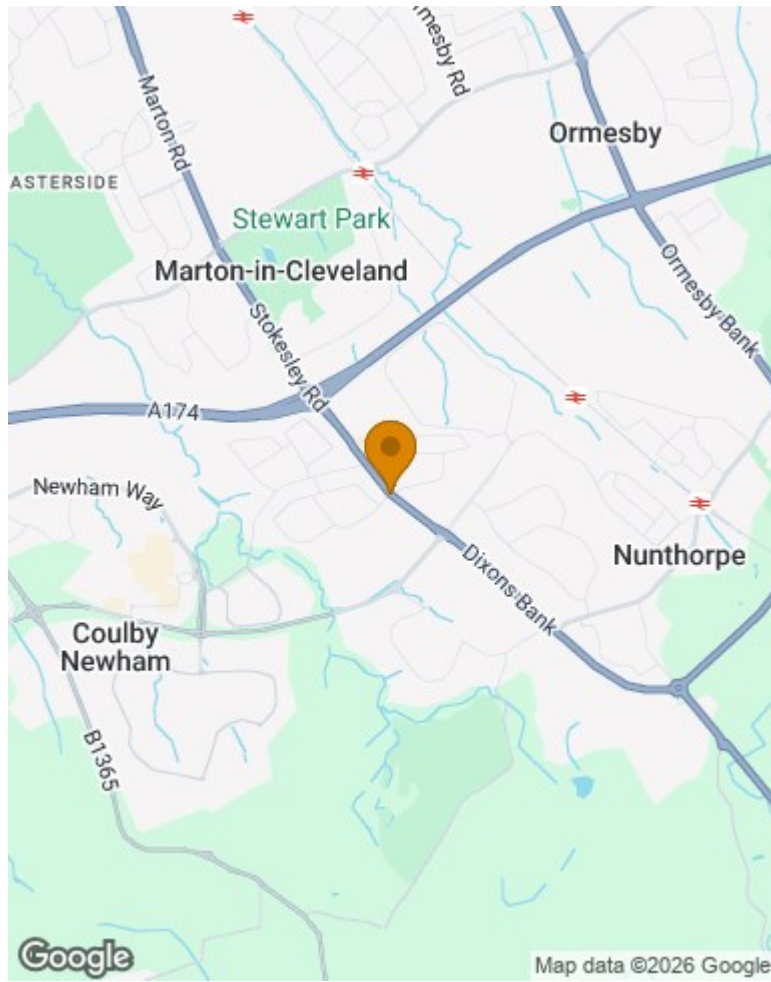
In summary, this detached house is a wonderful opportunity for anyone seeking a spacious and versatile family home in a sought-after location. With its ample parking, comfortable living spaces, and proximity to local conveniences, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your home.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1792 ft²

166.5 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom:

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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