





Dixons Bank, Marton-In-Cleveland Middlesbrough TS7 8NU

manners & harrison

welcome to

Dixons Bank, Marton-In-Cleveland Middlesbrough

A substantial five-bedroom detached home set on a generous plot, offering versatile accommodation ideal for family or multi-generational living. Complete with ample parking, a detached double garage, large gardens, and no onward chain.

Entrance Hall
Spacious hallway with character, under stair storage cupboard with lighting, useful coat cupboard, Brintons carpet.

Dining Room
18' 5" x 11' 2" (5.61m x 3.40m)
Spacious dining room, bay window to front, good entertaining area, engineered oak floor, roller shutter hatch to kitchen.

Lounge
25' x 21' (7.62m x 6.40m)
L shaped room, Minster stone fireplace with stove, twin sliding doors leading to rear garden, bay window to front.

Shower Room
Walk-in shower with glass screen, power-shower, tiled floor with under floor heating, part tiled walls, toilet, wash hand basin, spotlights to ceiling.

Kitchen
16' 3" x 9' 8" (4.95m x 2.95m)
Fitted German kitchen, range of base and wall units with complementary granite work surfaces and under unit lights, induction hob, extractor fan, two ovens, integral microwave and fridge, 1 1/2 bowl sink with draining board and mixer tap, recess for dishwasher, black slate flooring, tiled splash back.

Utility Room
11' 2" x 5' 11" (3.40m x 1.80m)
Wall and base units, plumbing for washing machine, recess for American style fridge/freezer, spotlights to ceiling, stainless steel sink with mixer tap, hot tap.

Landing
Brintons carpet.

Bedroom 1
13' 1" x 10' 8" (3.99m x 3.25m)
Window to rear, 35 kw combi boiler in storage cupboard, access to en suite, fitted rausch christina bedroom suite.

En Suite
Under floor heating, wash hand basin, toilet, extractor fan, spotlights to ceiling, storage cupboards, tiled floor, quadrant shower cubicle with power-shower and slim line shower tray, back-lit LED wall mirror.

Bedroom 2
11' 8" x 9' 4" (3.56m x 2.84m)
Tiled floor, under floor heating, window to rear, fitted wardrobes, vanity style wash hand basin.

Bedroom 3
10' 2" x 8' 11" (3.10m x 2.72m)
Window to front, spotlight rail to ceiling, wash hand basin.

Bedroom 4
13' 4" x 5' 9" (4.06m x 1.75m)
Window to front, single fitted wardrobe.

Bedroom 5
10' 11" x 6' 10" (3.33m x 2.08m)
Window to front.

Family Bathroom
Bath with retractable shower head, toilet, wash hand basin with vanity unit, towel rail radiator, window to rear, tiled walls and floor, back-lit LED wall mirror.









Separate W/C
Toilet, wash hand basin.

Loft Space
26' 1" x 7' 10" (7.95m x 2.39m)
Boarded loft, timber frame velux windows, lighting, electricity points, restricted head height.

Externally
Front Garden
Large multi car driveway.

Rear Garden
Mainly laid to lawn, barbecue shelter, log storage/shed, electric power point, water tap,LED floodlight, double garage with up and over doors with electricity, rear storage

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.

welcome to

Dixons Bank, Marton-In-Cleveland Middlesbrough

- NO ONWARD CHAIN
- TOTAL FLOOR AREA INCL GARAGE: 2318 SQ. FT
- SPACIOUS THROUGHOUT
- MULTIPLE CAR DRIVEWAY
- UPVC DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT

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

£547,500



view this property online mannersandharrison.co.uk/Property/MAR112703

The Property Ombudsman

Property Ref:
MAR112703 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.