



Marton Avenue, Middlesbrough TS4 3SQ

welcome to

Marton Avenue, Middlesbrough

A beautifully presented four-bedroom semi-detached family home, combining the charm and character of a traditional-style property with a modern and thoughtfully designed interior.

Entrance Porch

Enter through UPVC double glazed door into porch, UPVC double glazed windows.

Hallway

Large hallway, staircase to first floor, access to under stair storage cupboard.

Lounge

14' 10" x 12' 6" (4.52m x 3.81m)
UPVC double glazed bay window to front, open fire with decorative fire surround, TV point, telephone point, coved cornicing, radiator.

Dining Room

15' 11" x 12' 9" (4.85m x 3.89m)
UPVC double glazed bi fold doors leading to conservatory, traditional style fire with matching fireplace, coved cornicing, radiator.

Kitchen

29' 9" x 10' 5" (9.07m x 3.17m)
Range of base and wall units with complementary work surfaces, double integral electric oven, recess for appliances, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

Conservatory

10' 3" x 7' 10" (3.12m x 2.39m)
Of UPVC construction, UPVC double glazed doors leading to rear garden.

Landing

Staircase to second floor.

Family Bathroom

Corner style free standing bath, wash hand basin, toilet, UPVC double glazed window to rear, shower.

Bedroom 1

14' 10" x 12' 6" (4.52m x 3.81m)
UPVC double glazed bay window to front, access to en suite, radiator, fitted wardrobes.

En Suite

Shower cubicle, wash hand basin, toilet.

Bedroom 3

13' 2" x 12' 9" (4.01m x 3.89m)
UPVC double glazed window to rear, radiator.

Bedroom 4

12' 4" x 8' 6" (3.76m x 2.59m)
Fitted wardrobes, radiator, UPVC double glazed window to front.

Second Floor

Bedroom 2

14' 11" x 14' 9" (4.55m x 4.50m)
Skylights to rear.

Externally Rear Garden

Perfect family garden, large patio seating area, outdoor barbecue great for hosting, turfed garden, flower bed edges.

Front Garden

Multiple car driveway, gated access, small turfed section.

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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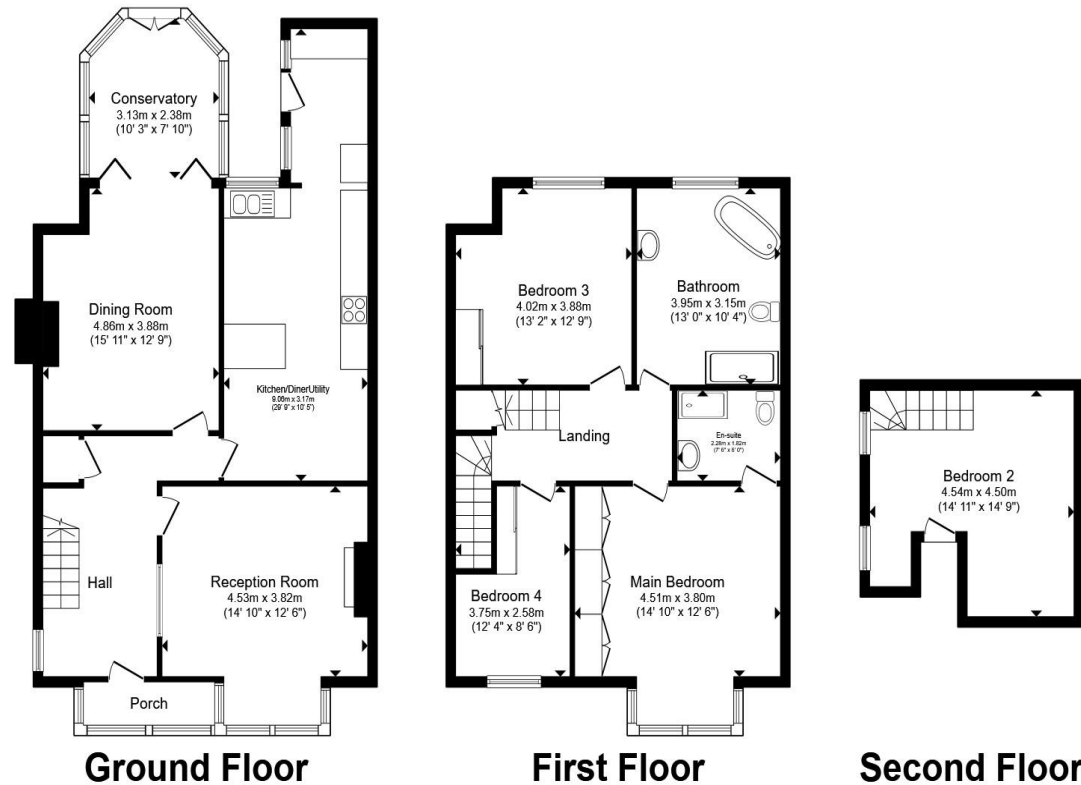
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Marton Avenue, Middlesbrough

- IDEAL FAMILY HOME
- TRADITIONAL FEATURES THROUGHOUT
- SPACIOUS GROUND FLOOR
- GREAT REAR GARDEN SPACE
- MULTIPLE CAR DRIVEWAY

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

£375,000



Total floor area 178.0 m² (1,916 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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Property Ref:
MAR112604 - 0002

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