



Rutland Avenue, Marton-In-Cleveland, TS7 8JY
4 Bed - House - Semi-Detached
Offers Over £240,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Rutland Avenue Marton-In-Cleveland, TS7 8JY

ROBINSONS TEES VALLEY are delighted to offer to the market this deceptively spacious and well presented three/four bedroom semi detached family home situated in the ever so popular Marton estate. The living accommodation briefly comprises; modern fitted kitchen, generous size lounge/dining room with uPVC French doors to the rear garden, downstairs bedroom/second reception room, downstairs WC and part utility. To the first floor are three bedrooms, the master bedroom is fitted with three sets of excellent fitted sliding wardrobes. The family bathroom is fitted with a stunning four piece suite comprising; panelled bath, wash hand basin, close coupled WC and walk in shower. Externally to the rear of the property is an enclosed good size garden lined with mature shrubs and mainly laid to astro turf with a decked seating area and patio. To the front of the property is a maintained garden with parking for up to 3 cars leading to the single integral garage which has power and lighting. **EARLY VIEWING COMES RECOMMENDED.**











Fitted Kitchen

Accessed via uPVC double glazed door, uPVC double glazed window to the front aspect, a range of white high gloss base and wall units incorporating 5-ring gas hob with oven below and extractor above, free standing Samsung American style fridge freezer, stainless steel circle sink, free standing dish washer.

Lounge/Dining Room

uPVC double glazed Bow window to the front aspect, uPVC double glazed French doors to the rear garden, two radiators.

Bedroom Four/Second Reception Room

uPVC double glazed window to the rear aspect, radiator.

Downstairs WC/Utility

uPVC double glazed window to the side aspect, pedestal wash hand basin, close coupled WC, under stairs storage cupboard, base cupboards with space and plumbing for a washing machine, radiator.

Rear Hallway

Door to the rear garden, radiator, stairs to the first floor.

First Floor Landing

Useful storage cupboard.

Master Bedroom

Two uPVC double glazed windows to the rear aspect, two radiators, three sets of fitted sliding wardrobes.

Bedroom Two

uPVC double glazed window to the front aspect, radiator.

Bedroom Three

uPVC double glazed window to the front and side aspect, radiator.

Family Bathroom

uPVC double glazed window to the side aspect, a beautiful re fitted bathroom suite comprising of; panelled bath with shower head over, close coupled WC, pedestal wash hand basin, large walk-in shower with stunning glass enclosure feature, chrome heated towel rail, spot lights to ceiling.

Externally

To the front of the property is a pleasant garden mainly laid to lawn with a lengthy driveway providing parking for up to 3 cars leading to the integral single garage. To the rear is an excellent garden, mainly laid to astro turf and lined with mature shrubs with decked seating areas and patio.

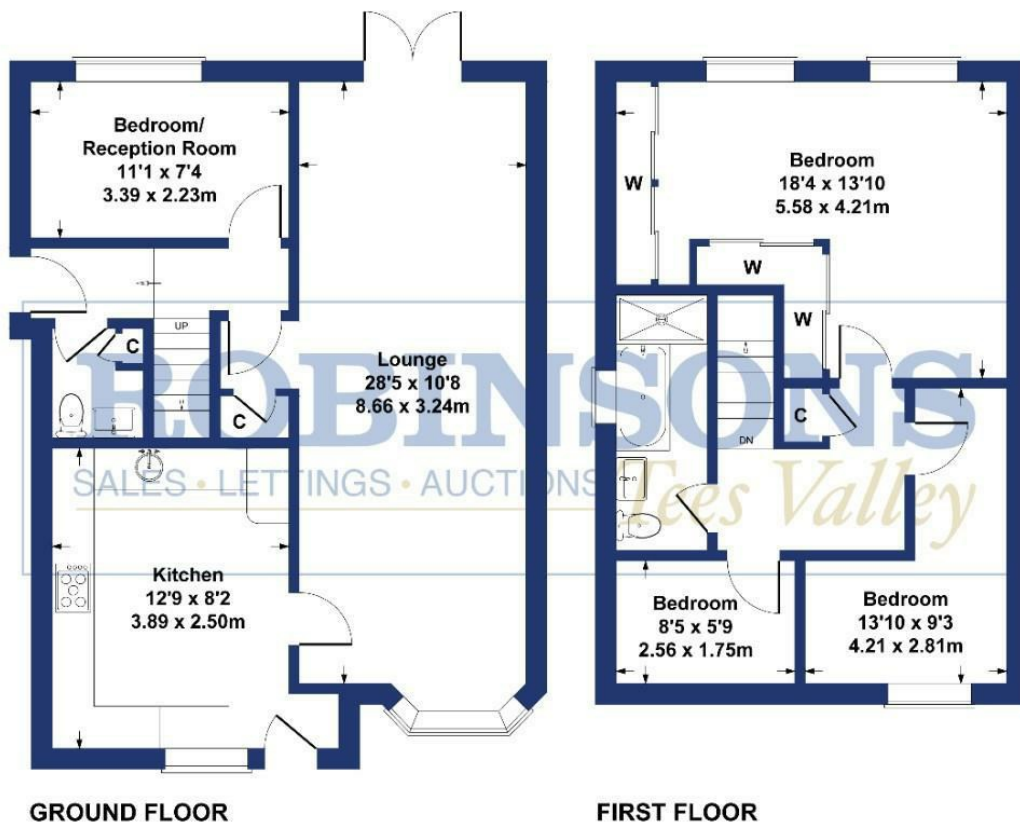
Garage

Fitted with power and lighting, fuse box.



Rutland

Approximate Gross Internal Area
1206 sq ft - 112 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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