



SMITH & FRIENDS are delighted to offer to the market this sought after and well proportioned three bedroom family home situated on Marton Road. The home has been cared for by the current owners and original features have been kept such as stained glass windows on the double glazed inserts. Marton road is within easy access to local amenities including motorway links, well regarded schools, Stewarts Park and Middlesbrough Sports Village. The beautifully presented living accommodation briefly comprises; good size entrance porch leading to the entrance hallway with stairs to the first floor landing, two fantastic receptions rooms, the rear room with access to the garden and a modern fitted kitchen/breakfast room with ample space for your dining area. To the first floor landing are three double bedrooms and a stunning family bathroom suite comprising of a roll top bath, shower cubicle, sink unit and WC. There is also the benefit of a boarded loft which can be accessed via a pull down ladder which is perfect for storage. Externally to the front of the property is lawn and mature shrubs with a driveway providing extensive parking for several cars and further parking behind wrought gated gates leading to the detached single garage. To the rear of the property is a larger than average garden with a high degree of privacy mainly laid to lawn and lined with mature shrubs and trees which have been maintained to a high standard and a paved seating area. Included in the asking price is an excellent summer house. Viewings come highly recommended to fully appreciate.

Marton Road, Middlesbrough, TS4 3SD

3 Bedroom - House - Semi-Detached

£230,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



**SMITH &
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Marton Road

Approximate Gross Internal Area
1461 sq ft - 136 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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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