



**Birchwood Road, Marton-In-Cleveland, TS7
8DE**

3 Bed - House - Semi-Detached

£155,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Forward Chain. A Three bed semi which is located in the popular area of Marton,, close to local amenities and well regarded schools, ideal for a first time buyer or growing family. The property also benefits from a ground floor extension and two single garages.

The accommodation comprises of: Entrance porch, Hallway, Lounge, Dining Room / Bedroom 4, Wet Room, & Breakfast kitchen, To the 1st floor Three bedrooms and Family Bathroom with separate toilet.

Externally : Open plan front garden that is mainly laid to lawn, enclosed rear garden, laid to lawn with established borders, the two single garages are accessed from the rear of the property.

Entrance Porch

uPVC DG glass panelled door, storage cupboard opening into hallway

Lounge

17'10 x 12' (5.44m x 3.66m)

uPVC DG window to front, two radiators

Dining Room / Bedroom 4

10'6 x 9'4 (3.20m x 2.84m)

uPVC DG window to rear, radiator door into wet room.

Wet Room

wall mounted shower, wall mounted wash hand basin and low level wc. uPVC DG window and radiator

Breakfast Kitchen

17'10 x 8'2 (5.44m x 2.49m)

Wall, base & drawer units with matching worktops, inset sink and drainer, electric cooker point, plumbing for washing machine, space for fridge and freezer. uPVC DG windows to front and rear, uPVC DG glass panelled door opening onto the rear garden.

Landing

Bedroom 1

12' x 11' (3.66m x 3.35m)

uPVC DG window and radiator

Bedroom 2

11'3 x 8'3 (3.43m x 2.51m)

uPVC DG window and radiator.

Bedroom 3

8'7 x 7'8 (2.62m x 2.34m)

uPVC DG window and radiator

Family Bathroom

Paneled bath , pedestal wash hand basin , co ordinated tiled walls, radiator and uPVC DG window .

Separate Toilet

Low level wc

Externally

Open plan front garden that is mainly laid to lawn, enclosed rear garden, laid to lawn with established borders, the two single garages are accessed from the rear of the property.

NB

The Council tax band is

Hallway

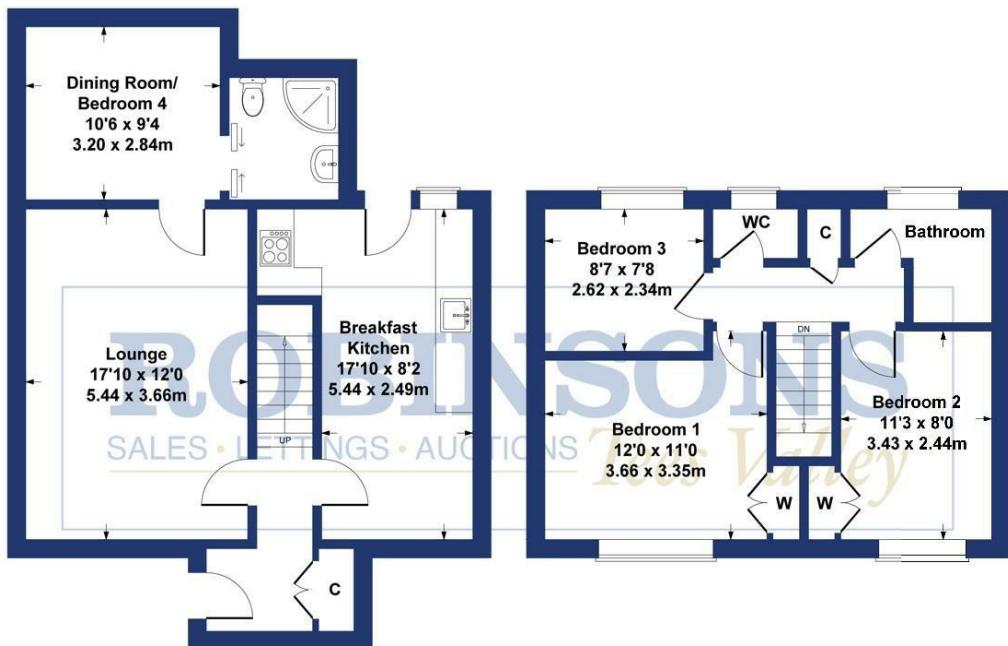
Staircase to 1st floor landing



OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

Birchwood
Approximate Gross Internal Area
1050 sq ft - 98 sq m



GROUND FLOOR

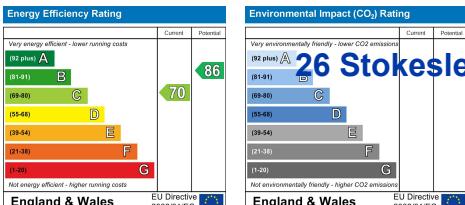
FIRST FLOOR

26 Stokesley Road, Middlesbrough, TS7 8DX | Tel: 01642 313666 |
middlesbrough@robinsonsteesvalley.co.uk

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.



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000

E: info@robinsonscis.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



ROBINSONS
SALES • LETTINGS • AUCTIONS

26 Stokesley Road, Middlesbrough, TS7 8DX | Tel: 01642 313666 |
middlesbrough@robinsonsteesvalley.co.uk

www.robinsonspacetagents.co.uk