



Birchwood Road, Marton-In-Cleveland, TS7

8DE

3 Bed - House - Semi-Detached

£155,000

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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

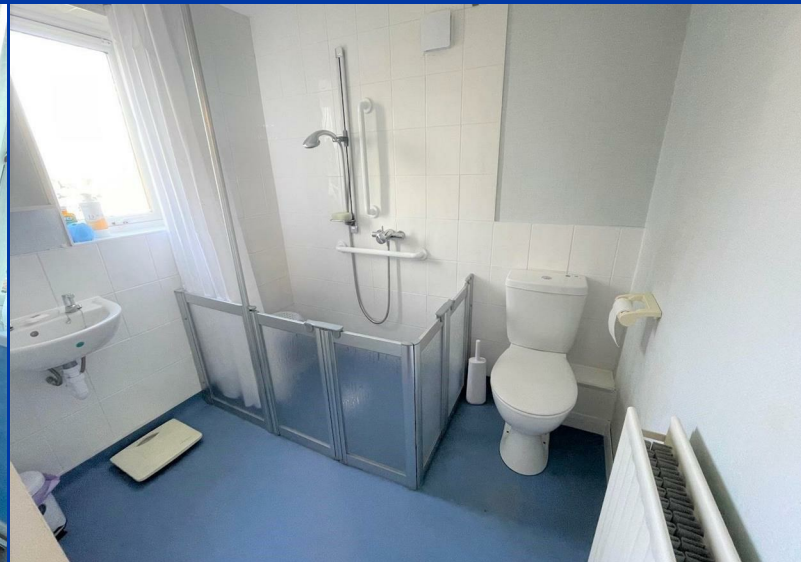
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NB

The Council tax band is

Hallway

Staircase to 1st floor landing



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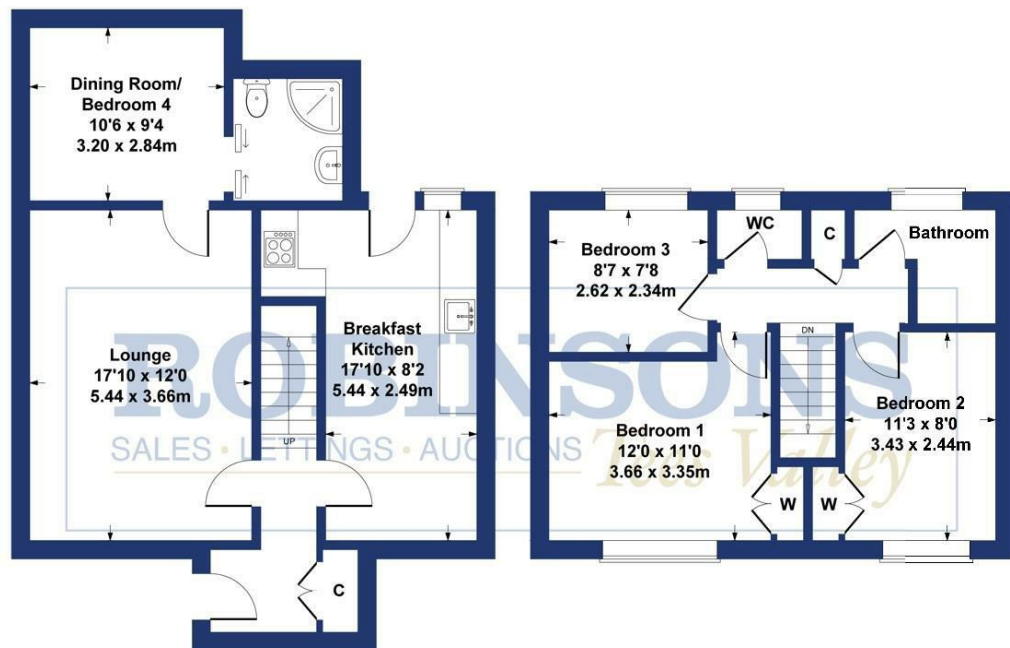
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Birchwood

Approximate Gross Internal Area
1050 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

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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.

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Energy Efficiency Rating	
Current	Potential
70	86

Environmental Impact (CO ₂) Rating	
Current	Potential
F	C

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