



Rushmere, Marton-In-Cleveland, TS8 9XL
4 Bed - House - Detached
Offers Over £285,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Rushmere Marton-In-Cleveland, TS8 9XL

ROBINSONS TEES VALLEY are delighted to offer to the market this well proportioned four bedroom detached family home situated on a spectacular corner plot on his highly sought after cul-de-sac situated in Marton. The property would appeal to a variety of buyers especially growing families looking for their perfect forever room. The home benefits from uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises; entrance hallway with stairs to the first floor, good size lounge opening to the dining room, modern fitted kitchen, generous conservatory, utility room and cloakroom/WC. To the first floor are four double bedrooms, two with en-suites and an attractive family bathroom fitted with a three piece suite. Externally to the front of the property is parking for a number of vehicles leading to the integral double garage with access to the rear garden. To the rear of the property is a fantastic low maintenance garden comprising of a decked generous seating area and astro-turf. There is also an added external summerhouse which is perfect for storage (hot tub can be negotiated in the price).

MUST BE VIEWED!!

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

FREEHOLD TENURE
COUNCIL TAX BAND E
EPC RATING D











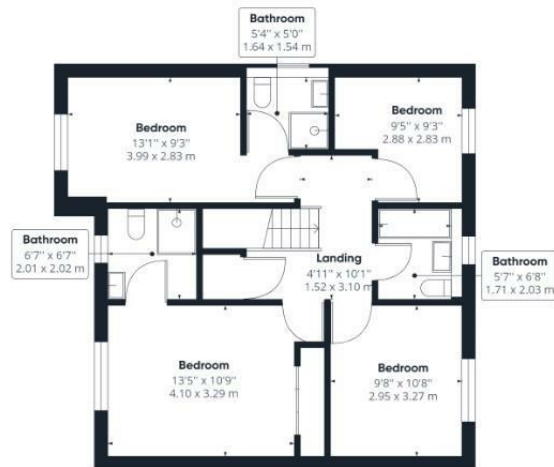








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1365.15 ft²

126.83 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

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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.

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

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