



Marton Road, Middlesbrough, TS4 3SB
3 Bed - House - Semi-Detached
£260,000

Council Tax Band: D
EPC Rating:
Tenure: Freehold



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Marton Road, TS4 3SB

Nestled on the highly sought-after Marton Road in Middlesbrough, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to undertake a full refurbishment. With no chain involved, this property is perfect for buyers eager to put their personal touch on a home.

The spacious living accommodation begins with a welcoming entrance hall that leads to three generous reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen, which offers convenient access to the garden. On the first floor, you will find three well-proportioned bedrooms, complemented by a spacious bathroom, ensuring space for all family members.

Outside, the property boasts off-road parking for two vehicles, leading to a double garage, a valuable addition for storage or potential workshop space. The large rear garden is predominantly laid to lawn, adorned with mature shrubs and trees, creating a tranquil outdoor retreat perfect for family gatherings or quiet evenings.

Situated within easy reach of James Cook Hospital, Middlesbrough Sports Village, and a variety of local shops and schools, this property is ideally located for both convenience and community living. Whether you are a first-time buyer or an investor, this house on Marton Road offers a promising opportunity to create a wonderful family home.

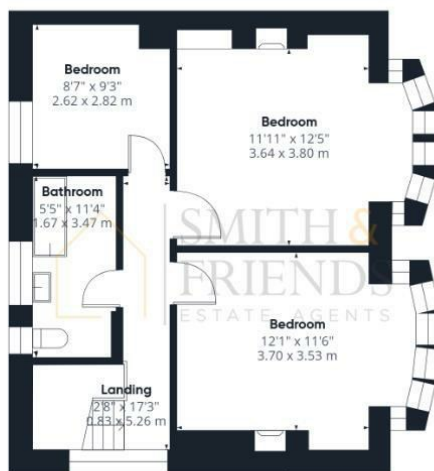








Ground Floor



Floor 1



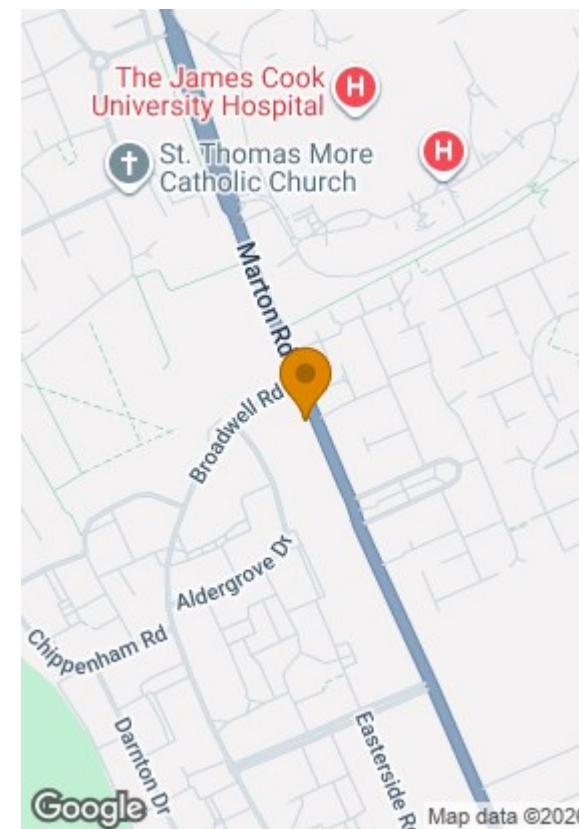
Approximate total area⁽¹⁾

1219 ft²
113.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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