



*** NO CHAIN INVOLVED **** SOUGHT AFTER LOCATION ***

A well presented and generously proportioned three bedroom detached house located in the desirable Marton area, just situated off Cyprus Road and occupies a pleasant plot. The area offers a great mix of amenities and attractions which include Marton Shopping Parade, football and cricket clubs and a car journey to Stewarts Park and Middlesbrough Sports Village. The property briefly comprises of entrance hall, generous sized lounge with gas fire surround, a second reception room (currently used as a bedroom), fitted kitchen and a handy utility room. To the first floor are three bedrooms a modern family bathroom with a separate WC. Externally, there are gardens to the front and rear of the property, as well as a garage & parking space.

Council Tax Band: D

Birchwood Road, Middlesbrough, TS7 8DD

3 Bedroom - House - Detached

£190,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

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Birchwood Road, Middlesbrough, TS7 8DD



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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.

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Birchwood Road

Approximate Gross Internal Area
1227 sq ft - 114 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. 2022

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		
	62	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	70
England & Wales		
EU Directive 2002/91/EC		

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