



*** NO CHAIN INVOLVED *** RARE TO THE MARKET ***

Robinsons Tees Valley are delighted to offer for sale this spacious and individually designed four bedroom detached home in the popular Marton estate. Internal inspection comes highly recommended for the property be truly appreciated! The floor plan briefly comprises of; entrance hallway, cloak room/WC, generous L-shaped lounge, open plan kitchen dining area with integrated appliances and useful utility and a study to complete the ground floor.

To the first floor there are three bedrooms, the master bedrooms boasts from a luxurious en-suite and an outstanding four piece family bathroom. The property also benefits from uPVC double glazing, gas central heating, a spectacular secluded rear garden which overlooks woodland and an integral garage.

Council Tax Rating: F

Marlborough Road, TS7 8LB

4 Bed - House - Detached

£360,000

EPC Rating C

COUNCIL TAX BAND F

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Marlborough Road

Approximate Gross Internal Area
1851 sq ft - 172 sq m



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			
		70	82
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			
		67	80
England & Wales		EU Directive 2002/91/EC	

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