



ROBINSONS
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01642 313666
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FOR SALE

Birchwood Road, Marton-In-Cleveland, TS7 8DE
3 Bed - House - Semi-Detached
Chain Free £144,995

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Birchwood Road Marton-In-Cleveland, TS7 8DE

Robinsons Estate Agents are in receipt of an offer of £130,000 for 85 Birchwood Road, Marton, Middlesbrough TS7 8DE. Anyone wishing to place an offer on this property should contact the agents, Robinsons Estate Agents, 26 Stokesley Road, Marton, Middlesbrough TS7 8DX (01642) 313666 within seven days or before exchange of contracts.

Epc rating B

Three bed semi, NO FORWARD CHAIN, popular Marton location close to well regarded schools and amenities.

Comprising of: Entrance hall, lounge, kitchen, & family room, to the 1st floor Three bedrooms, family bathroom with separate toilet.

Externally: Enclosed rear garden which is laid to lawn, paved area to the side and open plan garden to the front which is laid to lawn. The single garage is at the rear of the property.

'This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale'

Epc rating B









Entrance Hall

uPVC DG door, radiator, storage cupboard staircase to 1st floor

Lounge

18 x 11'10 (5.49m x 3.61m)

uPVC DG windows to front and rear, radiator

Kitchen

17'9 x 8 (5.41m x 2.44m)

Wall, Base & drawer units, with matching worktops, inset sink and drainer, gas cooker point, plumbing for washing machine, space for fridge and freezer, uPVC DG windows to front and rear.

Rear Lobby

large Storage cupboard, door to family room.

Family Room

12'7 x 7 (3.84m x 2.13m)

uPVC DG windows to front and side aspects uPVC DG glass panelled door opening onto rear.

Bedroom 1

12'1 x 10'7 (3.68m x 3.23m)

uPVC Dg window fitted wardrobes, radiator and built in storage.

Bedroom 2

11'7 x 8 (3.53m x 2.44m)

uPVC DG window, radiator built in storage.

Bedroom 3

6'11" x 8'7" (2.11 x 2.63)

uPVC DG window and radiator

Family Bathroom

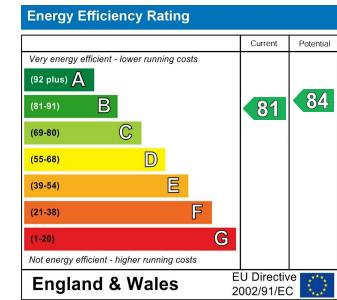
White panelled bath, pedestal wash hand basin

Toilet

low level w.c.

Externally

Enclosed rear garden which is laid to lawn, paved area to the side and open plan garden to the front which is laid to lawn. The single garage is at the rear of the property.



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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