



Marton Avenue

, Middlesbrough, TS4 3SQ

Offers in the region of £300,000



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Living Room

16'4" x 13'1" (5 x 4)

Very well presented, cosy living room with multi-fuel stove connecting dining room for a slight open plan living feel. Traditional cast iron radiator and multi-fuel stove gives excellent BTUs to this living space. Carpeted, ceiling rose

Dining Room

11'1" x 13'1" (3.4 x 4)

Large dining space capable of seating 8 people comfortably. Multi-fuel stove connects through to living room giving an open plan living feel. Large rear facing window gives excellent light and visibility to garden and decking area. Traditional, polished wood floor boards continuing from the hallway into this room reflect well on the property era.

Kitchen Diner

12'5" x 10'5" (3.8 x 3.2)

Large very open plan kitchen/diner living space. Very light and open with views from the breakfast bar down to the sun room room and main garden area. Large french doors give side access to a decking area which acts as very warm sun spot during summer months making it ideal for outside dining with easy access to the kitchen area.

Sun Room

10'9" x 10'5" (3.3 x 3.2)

Currently used as a playroom. Adjacent to the kitchen and also where a downstairs WC is located. Large bi-fold doors open up onto the decking area giving immediate access to the rear garden area and providing a very open, flowing walk through space. During summer months the decking area immediately outside the bi-fold doors acts as a very warm sun trap for most of the day.

Bedroom 1 - Master Bedroom

15'5" x 11'5" (4.7 x 3.5)

This is a very large space accommodating a superking-size bed without imposing on the room area at all. An original fireplace has been reclaimed to complement the features of the property and a large bay window brings in lots of light during daytime hours. Karndean flooring, cast iron radiator, picture rail and ceiling rose all complement the space.

Bedroom 2

12'9" x 11'1" (3.9 x 3.4)

Large double bedroom with integral storage cupboard. Large window overlooks garden area. Karndean flooring, cast iron radiator, original and reclaimed fireplace.

Bedroom 3

11'1" x 10'5" (3.4 x 3.2)

To the rear of the property overlooking the rear garden area. Again very large room with Karndean flooring, cast iron radiator and original reclaimed fireplace.

Bedroom 4

5'6" x 11'5" (1.7 x 3.5)

Single bedroom currently used as a nursery. Karndean flooring and large single window. Could be used as bedroom space or alternatively become a home office or study room.

Bedroom 5 - Loft Room

14'1" x 17'4" (4.3 x 5.3)

Originally servants quarters this room now meets building regs to be classed as a fifth bedroom. Currently used as an office and storage room. Exposed ceiling beams, velux windows and Karndean flooring.

Kitchen

12'5" x 10'5" (3.8 x 3.2)

Large open plan kitchen area connecting kitchen diner and sun room. Fitted appliances, Belfast sink, Rangemaster cooker and Kardean flooring. Spotlights throughout.

Bathroom

8'10" x 7'6" (2.7 x 2.3)

Large luxurious free standing bath, free standing quadrant shower, Victorian sink and raised cistern WC. Two windows bring in lots of lights. Ceiling mounted extractor and Kardean flooring.

WC

Small downstairs WC located within the kitchen, sun room area. Small corner sink, low level toilet, Kardean flooring, extractor unit.

Hallway

23'3" x 3'11" (7.1 x 1.2)

Long flowing hallway throughout house. Reclaimed wooden floor boards with carpet runners.

Rear Garden

26'2" x 27'10" (8 x 8.5)

A decking area of 72sq/mtrs on the 'upper area' of the garden space is accessible from both the kitchen diner french doors and rear sun room bi-fold doors. A slight outside staircase gives access to the lower garden area which has been heavily landscaped recently to be minimal maintenance. The rear lawn has been replaced with high grade artificial grass, stood on a heavy duty foundation base including grano-dust for adequate drainage and to prevent any odours developing. The area is bordered with railway sleepers and blue slate chippings. A large decking area to the very bottom of the garden attracts sunlight all day round and serves well as a seating/dining area.

Front Garden & Driveway

Landscaped front garden with block paving and maintenance free membrane covered area with blue slate chippings. Parking for one or more vehicle comfortably with ample storage to the side of the property.



Road Map



Hybrid Map



Terrain Map



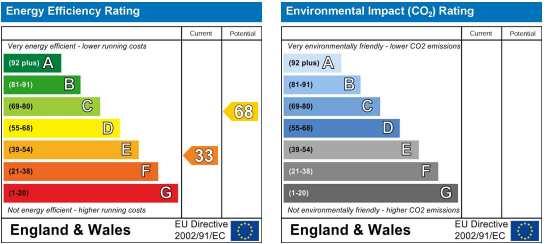
Floor Plan



Viewing

Please contact our Horizon Sales & Lettings Office on 01642989679 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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