



**Rosewood Court, Marton-In-Cleveland Middlesbrough TS7  
8QR**

**welcome to**

## **Rosewood Court, Marton-In-Cleveland Middlesbrough**

Situated in a popular residential area of TS7, this spacious four-bedroom home is ideal for growing families, offering well-planned accommodation both inside and out.

### **Entrance Hall**

Enter through timber double glazed door into hallway, storage cupboard, staircase to first floor, radiator.

### **Downstairs W/C**

Toilet, wash hand basin, UPVC double glazed window to front.

### **Lounge**

11' 2" x 19' 9" ( 3.40m x 6.02m )  
UPVC double glazed window to front and rear, radiator, TV point, telephone point.

### **Dining Room**

9' 3" x 9' 10" ( 2.82m x 3.00m )  
Archway leading into kitchen, UPVC double glazed patio doors leading to rear garden, radiator.

### **Kitchen**

8' 9" x 13' ( 2.67m x 3.96m )  
Range of base and wall units with complementary work surfaces, integral electric oven, sink with draining board and mixer tap, four ring gas hob, plumbing for washing machine, UPVC double glazed door leading to rear garden.

### **Landing**

Void loft access.

### **Bedroom 1**

10' 4" x 14' 11" ( 3.15m x 4.55m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

9' 2" x 11' 3" ( 2.79m x 3.43m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' x 10' 5" ( 2.74m x 3.17m )  
UPVC double glazed window to front, radiator.

### **Bedroom 4**

9' x 9' 2" ( 2.74m x 2.79m )  
UPVC double glazed window to rear, radiator.

### **Bathroom**

UPVC double glazed window to rear, toilet, wash hand basin, double shower cubicle, wall mounted shower, heated chrome towel rail, UPVC double glazed window to rear.

### **Externally Rear Garden**

Patio seating area, turfed garden, flower bed edging.

### **Front Garden**

Small flower bed, driveway leading to garage.





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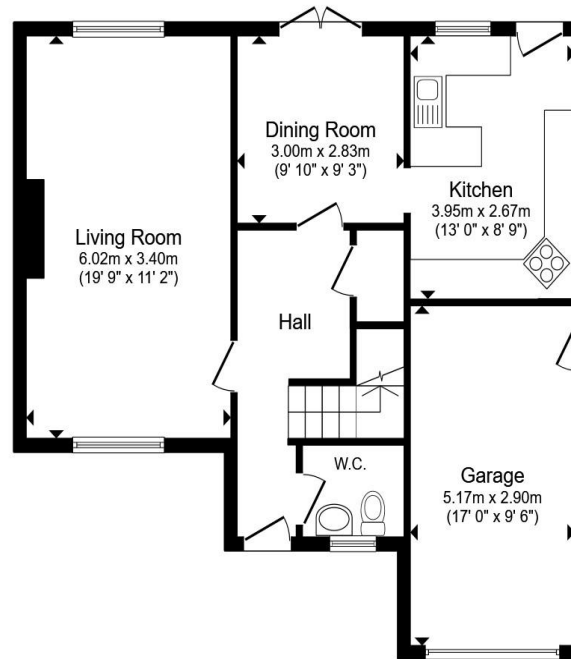
## Rosewood Court, Marton-In-Cleveland Middlesbrough

- IDEAL FOR FAMILIES
- FOUR WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN
- DRIVEWAY
- GARAGE

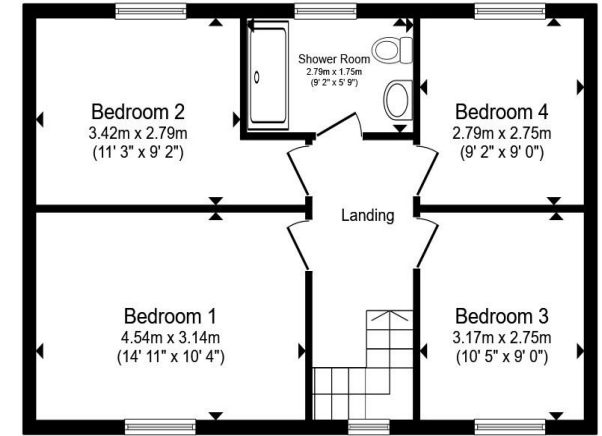
Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £240,000



Ground Floor



First Floor

Total floor area 125.1 m<sup>2</sup> (1,347 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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