





Marathon Court, Middlesbrough TS4 2WE

manners & harrison

welcome to

Marathon Court, Middlesbrough

Discover this beautifully presented three-bedroom semi-detached townhouse, thoughtfully designed for modern family living and ready to move straight into.

Entrance Hall
Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage, radiator.

Lounge
13' 5" x 10' 4" (4.09m x 3.15m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Kitchen/Diner
13' 6" x 13' incl door recess (4.11m x 3.96m incl door recess)
Access to downstairs W/C, UPVC double glazed patio doors leading to rear garden, radiator, base and wall units with complementary work surfaces, integral fridge/freezer, integral oven, four ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, integral dishwasher, stainless steel splash back.

Downstairs W/C
Toilet, radiator, wash hand basin with mixer tap, tiled splash back, UPVC double glazed window to side aspect.

Landing
UPVC double glazed window to side, radiator.

Bathroom
Bath with mixer tap, wash hand basin with mixer tap, toilet, radiator, part tiled wall, extractor unit.

Bedroom 2
13' 6" x 7' 7" (4.11m x 2.31m)
UPVC double glazed window to rear, radiator, built in storage cupboard.

Bedroom 3
8' 9" x 6' 11" (2.67m x 2.11m)
UPVC double glazed window to front, radiator.

Master Bedroom
14' 10" x 13' 7" (4.52m x 4.14m)
Second floor, staircase from landing, UPVC double glazed window to side, UPVC double glazed window to front, radiator, fitted wardrobes, access to en suite.

En Suite
Toilet, radiator, wash hand basin, single shower cubicle with wall mounted shower, skylight window to rear.

Externally
Front Garden
Double driveway.

Rear Garden
Patio seating area, turfed garden, storage shed, timber built fence.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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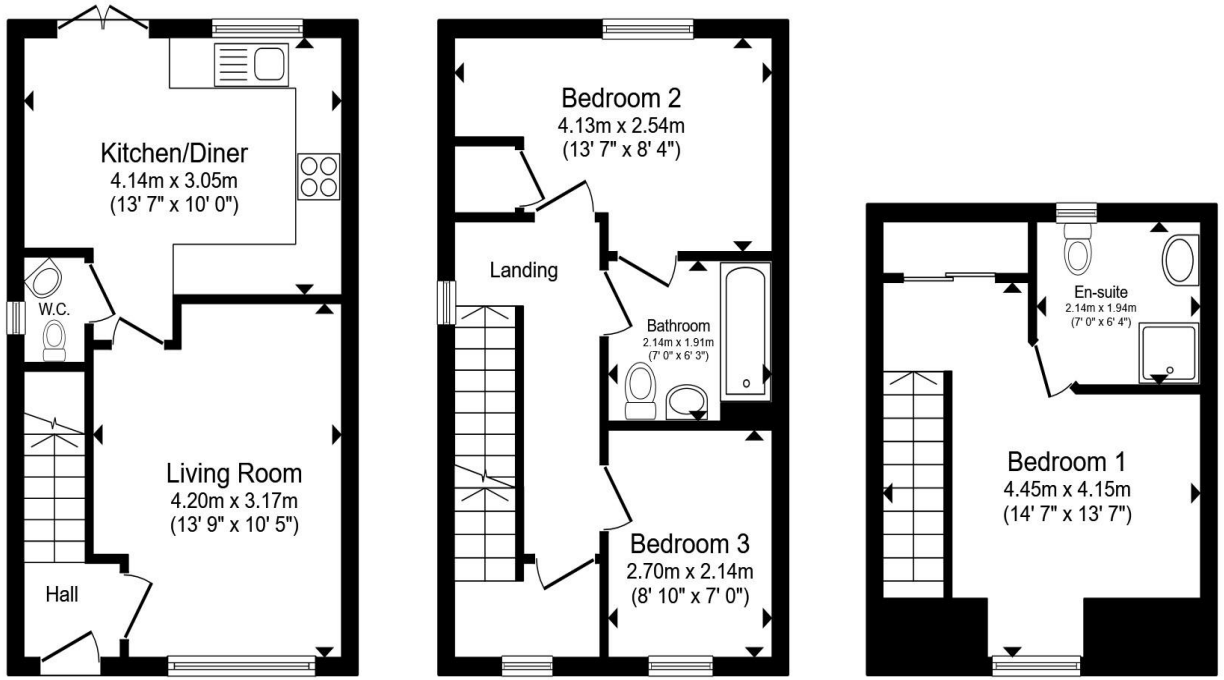
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- MODERN KITCHEN
- WELL-PROPORTIONED BEDROOMS
- EN SUITE
- DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£180,000



Total floor area 82.2 m² (885 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

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The Property Ombudsman

Property Ref:
MAR111590 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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