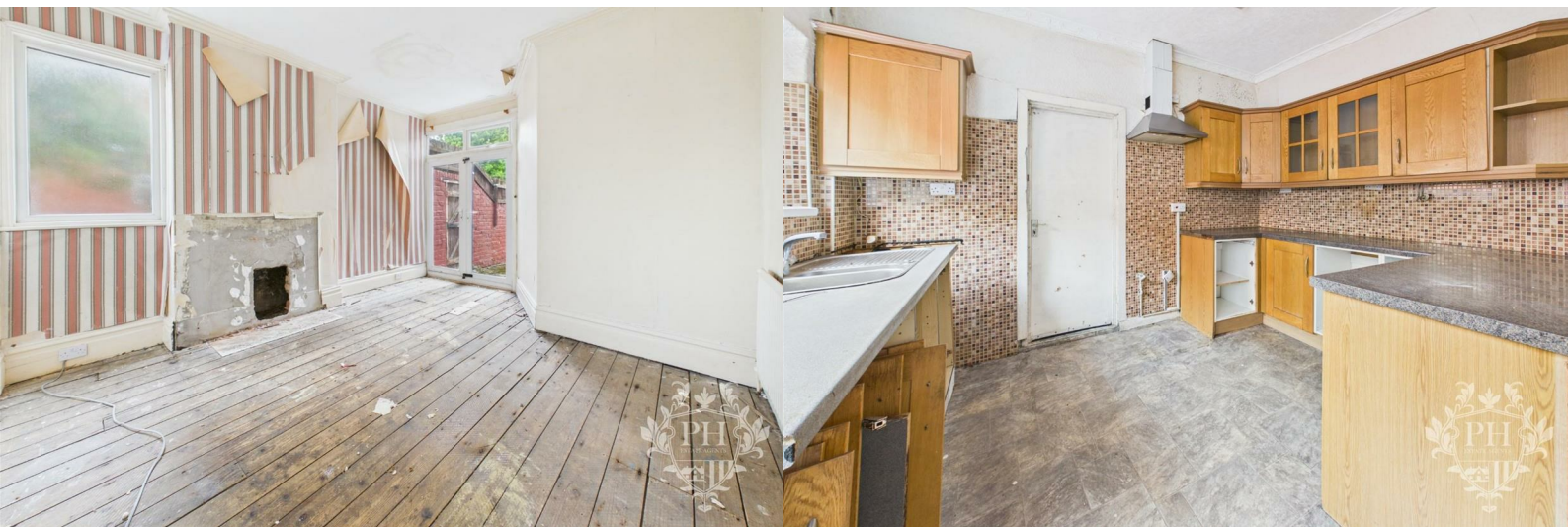




## 249 Marton Road , Middlesbrough, TS4 2ES

£100,000



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## HALLWAY

19'6" x 5'6" (5.94m x 1.68m )

Upon entering the property through the main entrance, you are greeted by a spacious hallway providing access to two reception rooms, the kitchen/diner, and the first floor.

## RECEPTION ROOM

14'7" x 13'6" (4.45m x 4.11m )

The first reception room sits at the front of the house, welcoming in natural light through a broad window that frames the space. There's plenty of room for a comfortable two-piece suite, and the layout easily accommodates extra storage units without feeling crowded. A radiator beneath the window keeps the room cozy, making it an inviting spot to relax or entertain.

## SECOND RECEPTION ROOM

15'7" x 12'4" (4.75m x 3.76m )

Tucked away at the back of the house, the second reception room offers a comfortable retreat, easily fitting a two-piece suite with room to spare for extra storage. Natural light pours in through a large window and a set of French doors, which open out to the garden and blur the line between indoors and out.

## KITCHEN/DINER

17'3" x 12'0" (5.26m x 3.66m )

The kitchen diner awaits a full renovation, offering a blank canvas for your vision. At present, it features a mix of wall-mounted cupboards, base cabinets, and drawer units, all arranged to maximize storage. There are open areas designed for free-standing appliances, allowing flexibility in layout. Natural light streams in through a generously sized window, while a nearby door provides easy access to the outdoors. There's ample space to accommodate a dining table, making this room ideal for both everyday meals and larger gatherings once updated.

## LANDING

16'5" x 5'6" (5.00m x 1.68m )

The landing gains access to the properties four bedrooms, bathroom and toilet.

## BEDROOM ONE

16'6" x 11'11" (5.03m x 3.63m )

The first bedroom, located at the front of the property, offers generous proportions that comfortably fit a double bed as well as ample room for larger storage pieces. Sunlight streams in through a wide window, creating a bright and welcoming atmosphere.

## BEDROOM TWO

10'6" x 12'10" (3.20m x 3.91m)

The second bedroom offers enough room for a comfortable double bed, as well as spacious storage options like a large wardrobe or dresser. Natural light streams in through the window, brightening the space and making it feel inviting.

## BEDROOM THREE

9'9" x 12'1" (2.97m x 3.68m)

The third bedroom offers enough room for a comfortable double bed, as well as spacious storage options like a large wardrobe or dresser. Natural light streams in through the window, brightening the space and making it feel inviting.

## BEDROOM FOUR

10'1" x 5'10" (3.07m x 1.78m)

The fourth bedroom is cozy, offering just

enough space for a single bed and a small wardrobe or set of drawers. A window lets in natural light, making the room feel brighter and more inviting despite its compact size.

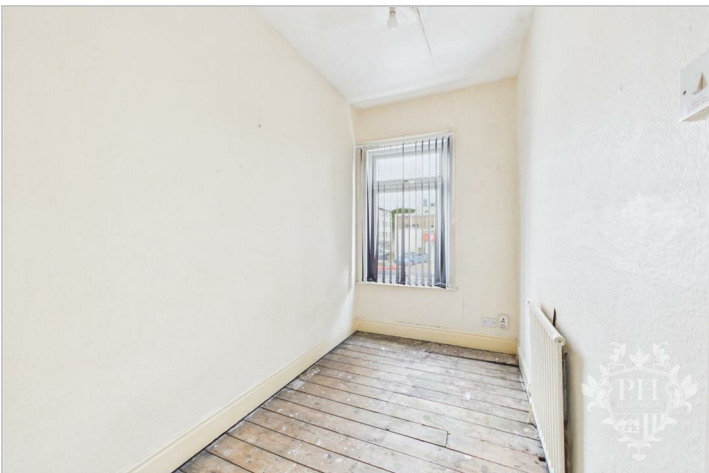
## FAMILY BATHROOM

4'10" x 9'0" (1.47m x 2.74m)

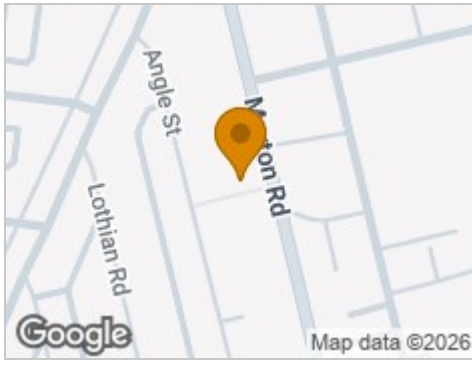
The bathroom is due for an upgrade, but at present, it features a traditional three-piece suite. There's a classic paneled bathtub, a simple hand basin, and a low-level toilet, all arranged beneath a frosted window that lets in soft, diffused light while maintaining privacy.

## EXTERNAL

This property features a private driveway for convenient off-street parking, as well as a spacious rear yard perfect for relaxing or entertaining. Ideally situated, it's only a brief walk from Middlesbrough town centre, giving you easy access to shops, restaurants, and local amenities.



## Road Map



## Hybrid Map



## Terrain Map



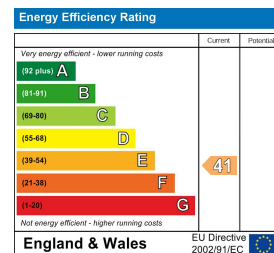
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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