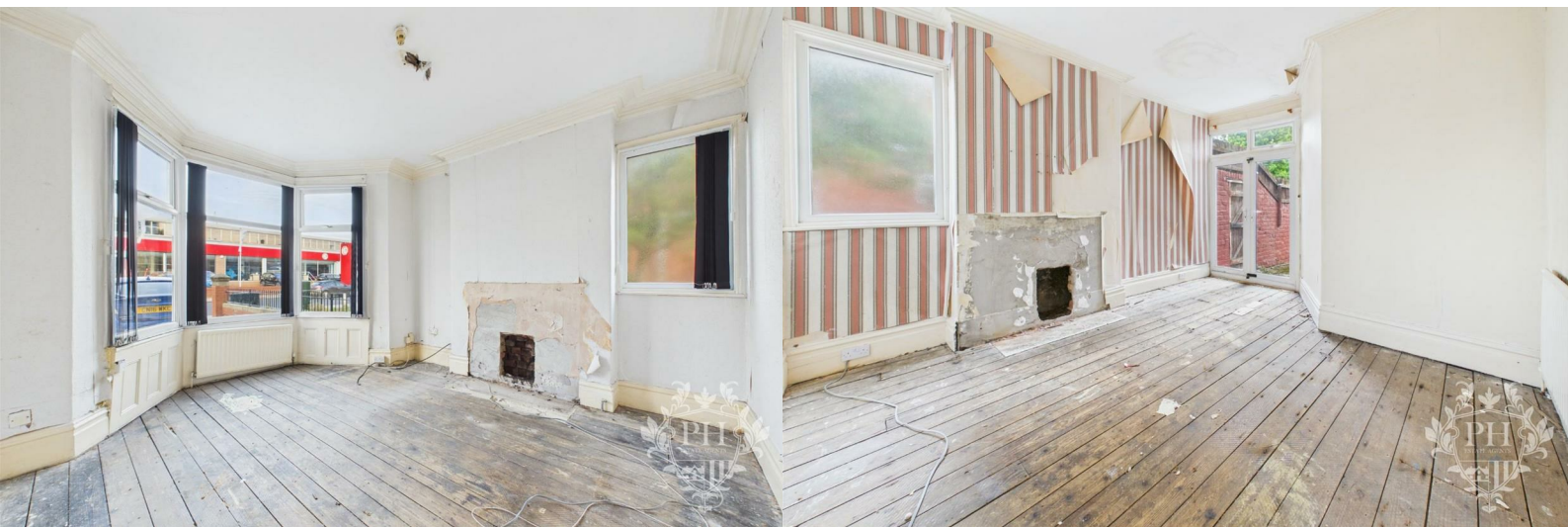




249 Marton Road , Middlesbrough, TS4 2ES

£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.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

Tel: 01642 462153

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

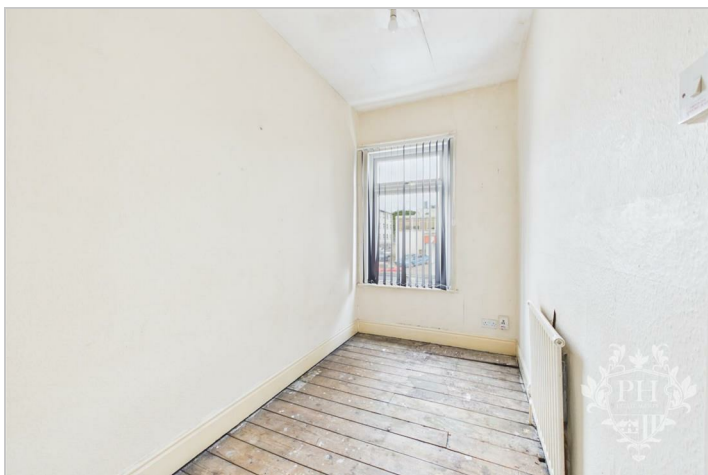
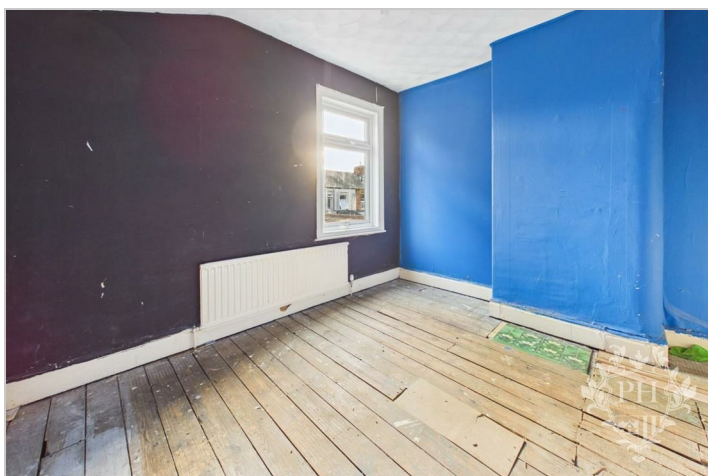
1. Contact our office.
2. Have your supporting documents ready.

3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



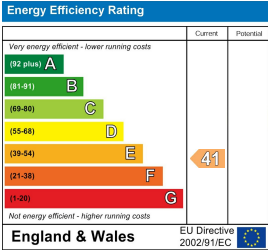
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.