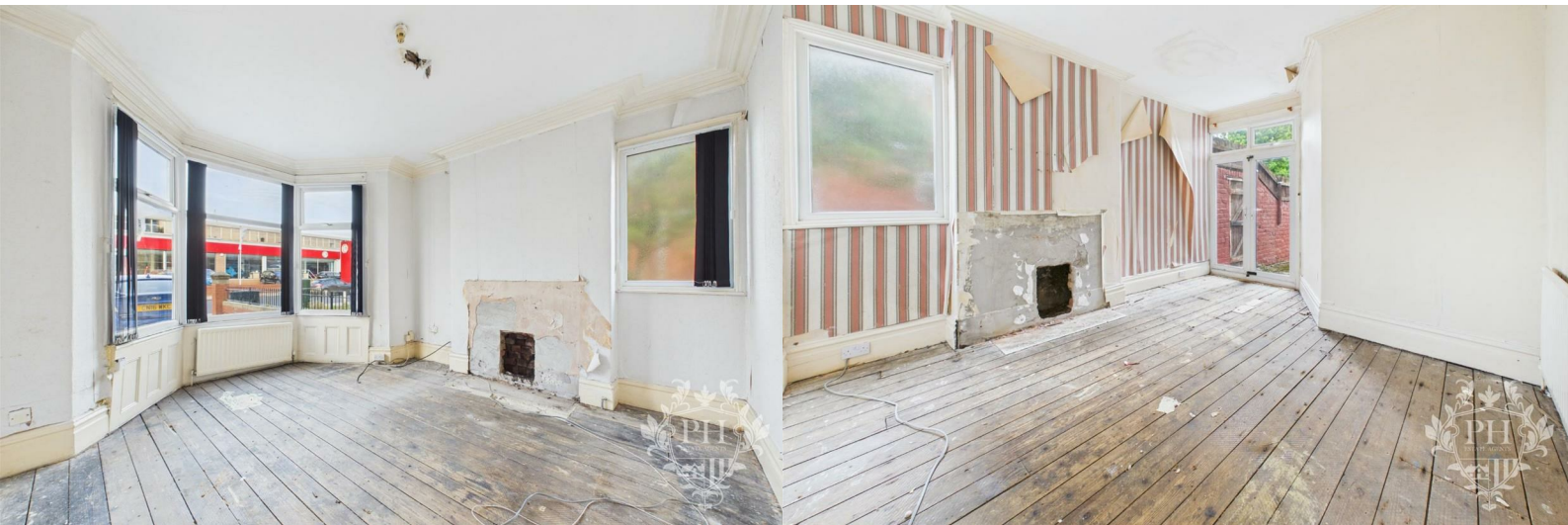




249 Marton Road , Middlesbrough, TS4 2ES

£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.

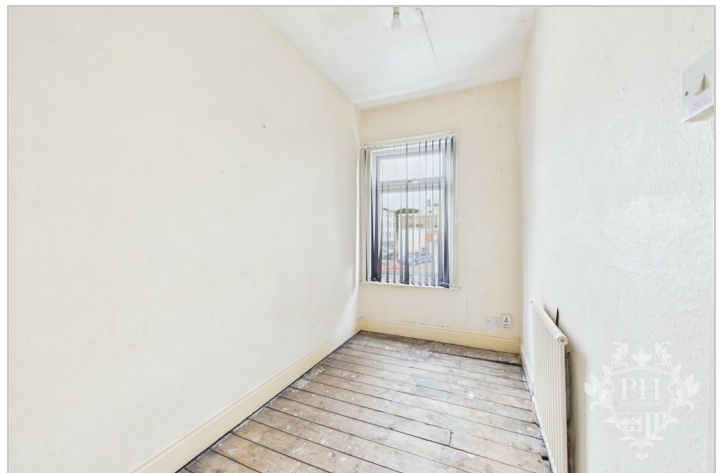
FAMILY BATHROOM

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

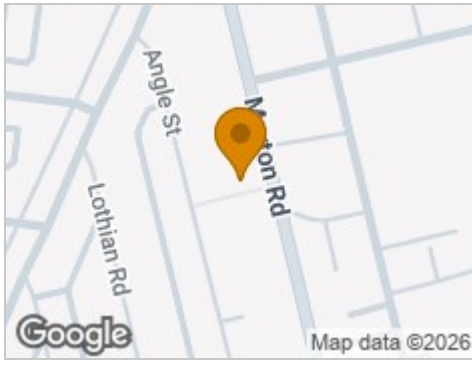
The bathroom is due for an upgrade, but at present, it features a traditional three-piece suite. There's a classic paneled bathtub, a simple hand basin, and a low-level toilet, all arranged beneath a frosted window that lets in soft, diffused light while maintaining privacy.

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



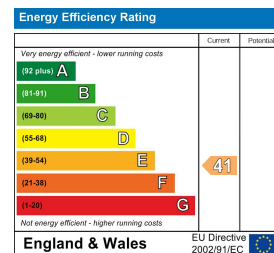
Floor Plan



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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