

Tasmania Square, Marton-In-Cleveland

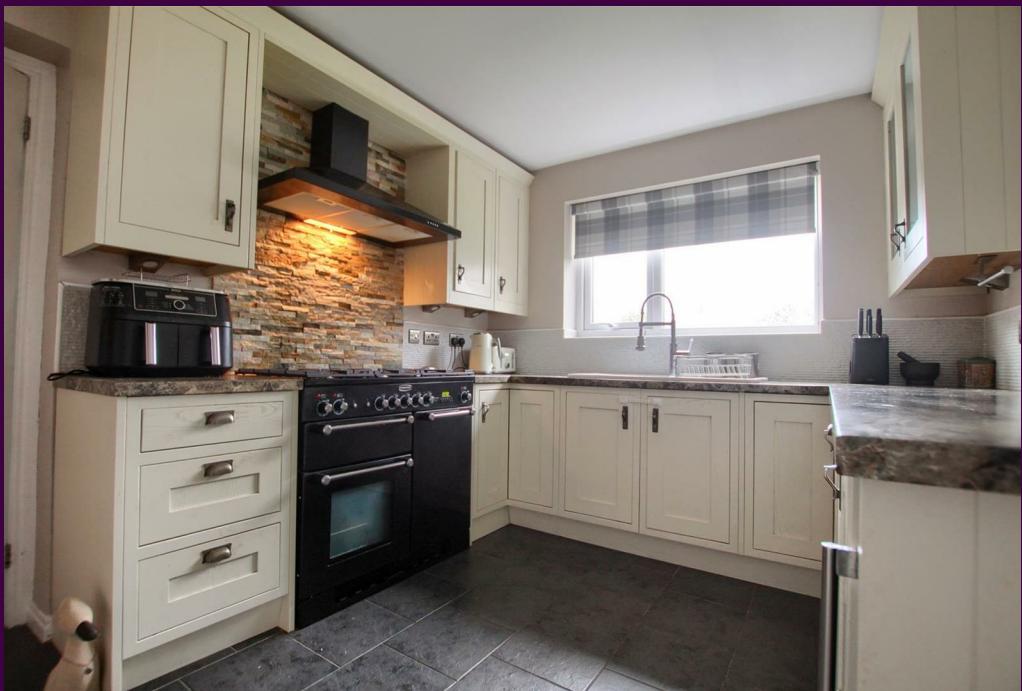


£229,950

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Enjoying a pleasant corner position within this sought-after Marton location, with wrap-around side and rear gardens, front garden and drive, whilst being perfectly positioned for 'highly regarded' schooling and fantastic amenities, early viewing is strongly advised when it comes to this handsome property.

Modern and attractive throughout, the extended ground floor now delivers an entrance hall, bay-fronted independent lounge with feature fireplace, impressive open-plan kitchen/diner with feature range and bi-fold doors to the rear garden and deck, a partial garage conversion brings a useful play room (or ideal study), with a shower room and utility behind.

The first floor provides three good bedrooms, and the modern family bathroom, separate WC.

The front garden is laid to lawn and enclosed in dwarf-brick built wall, with a double width drive and further side gravelled area, approaching the garage with roller door. (about half of which remains for storage) The fully fence enclosed rear garden is generous and enjoys a sunny aspect, with generous lawns, timber deck and patio with gazebo.

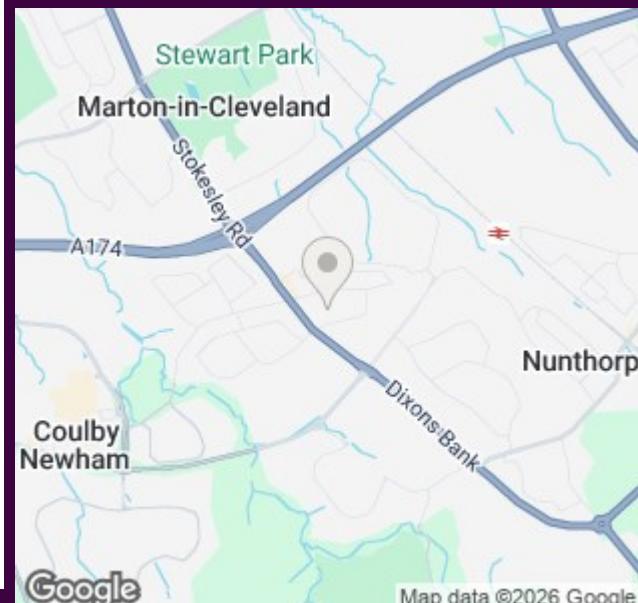


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

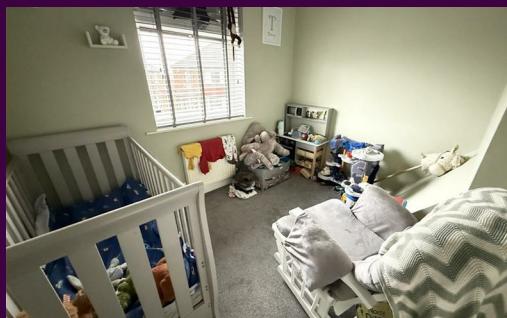
The Location



Council Tax Band: C
Tenure: Freehold



- Desirable Marton location, ideal for schooling and amenities
- Generous plot with wrap-around side and rear gardens
- Extended and generous ground floor
- Impressive open-plan kitchen/diner
- Modern and attractive throughout
- Additional ground floor play-room, shower room and utility
- Viewing advised



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