



Marrick Road, Hartburn - TS18 5LW



Northgate
estate agents

In Excess of £230,000



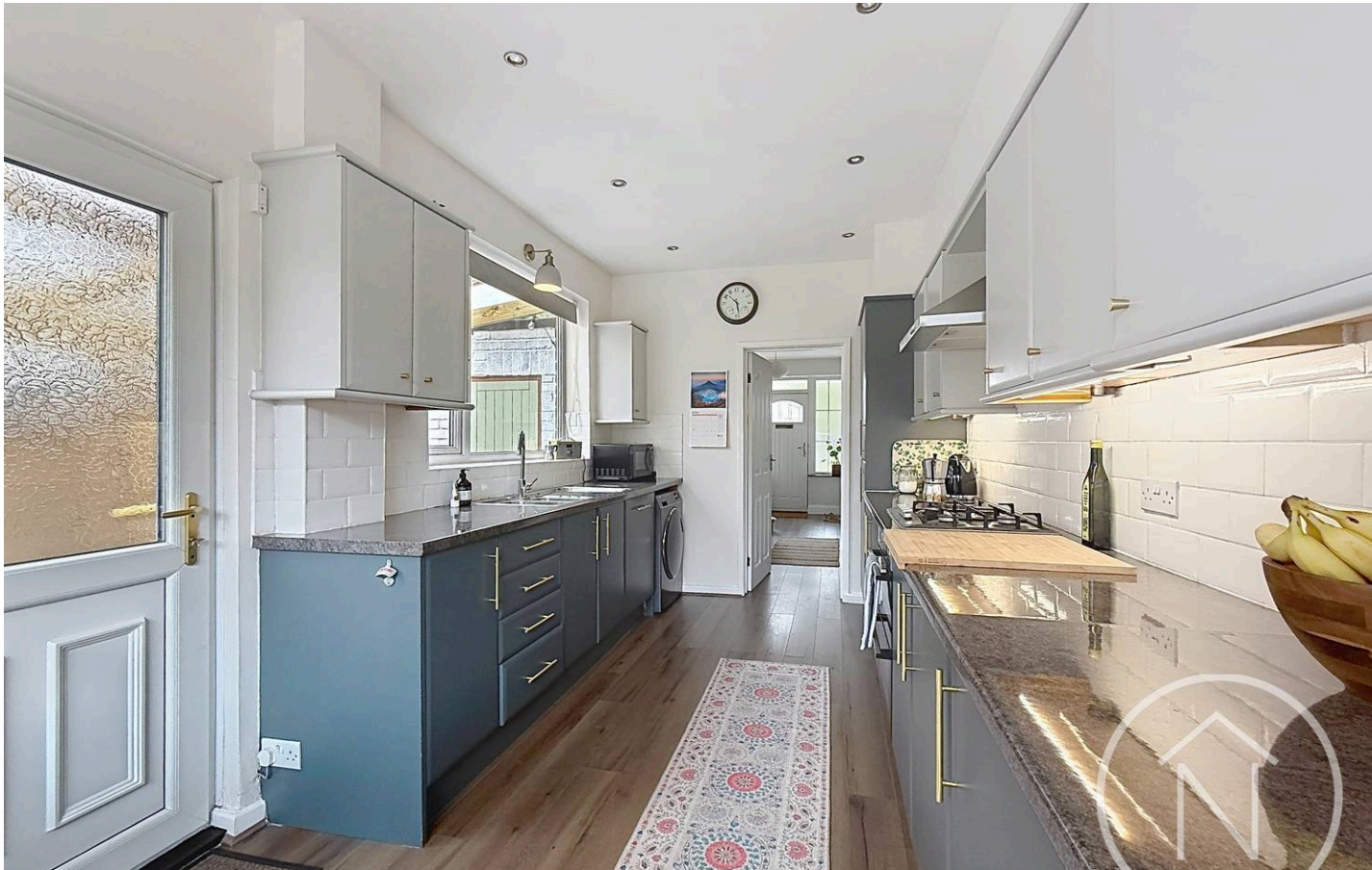
5 Marrick Road, Hartburn

Situated in a peaceful, tree-lined residential area with green open spaces, this spacious three-bedroom semi-detached house perfectly balances family-friendly living with elegant modern design, making it an exceptional opportunity for those seeking comfort, style, and practicality. The stylish entryway and modern staircase set the tone for the rest of the home, providing a calm and welcoming atmosphere. The property boasts two generous reception rooms, featuring an attractive bay window and cosy fireplace, creating inviting spaces for relaxation and entertaining. The large open-plan living area is enhanced by abundant natural light streaming through expansive windows and a patio door to the rear, which provide seamless access to the private garden. A contemporary kitchen is the heart of the home, equipped with sleek countertops, integrated appliances, ample storage, and a charming built in breakfast area with stunning picture window framing the landscaped garden. Upstairs, the three bedrooms are bright and spacious, benefiting from large windows, built-in wardrobes in all bedrooms, and neutral decor, providing a relaxing feel throughout. The modern bathroom is a standout feature, offering a luxurious walk-in shower, a freestanding bathtub, stylish vanity unit, and elegant tiling. The outdoor space is a true highlight, ideally suited for family living and entertaining. The garden is spacious and private, featuring a lush lawn, patio seating area, shed and covered pergola, perfect for al fresco dining and summer gatherings. The property also boasts driveway parking for two cars and an attached garage for ample off road parking and further storage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

16' 6" x 6' 8" (5.03m x 2.04m)

Lounge

14' 10" x 12' 5" (4.53m x 3.79m)

Dining Room

12' 6" x 12' 5" (3.82m x 3.79m)

Kitchen

17' 7" x 8' 6" (5.37m x 2.59m)

Wc

Bathroom

8' 6" x 7' 8" (2.59m x 2.33m)

Bedroom 1

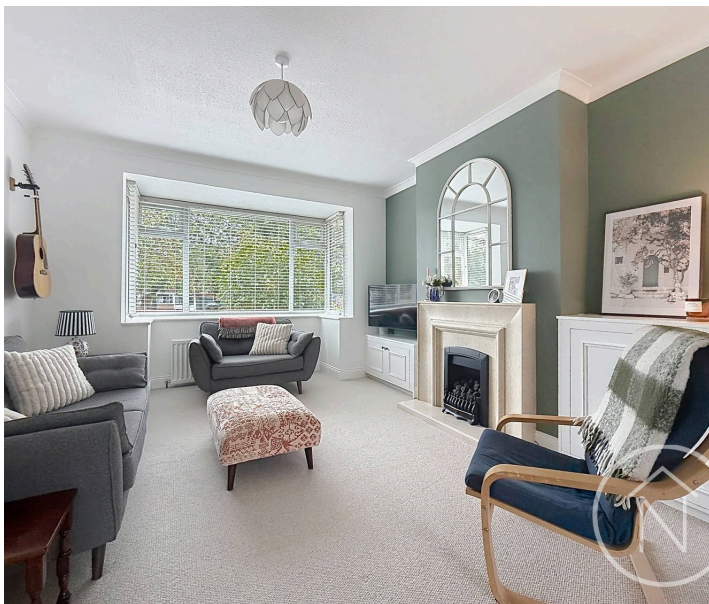
12' 9" x 11' 7" (3.89m x 3.52m)

Bedroom 2

12' 8" x 11' 7" (3.87m x 3.52m)

Bedroom 3

9' 0" x 7' 7" (2.74m x 2.31m)





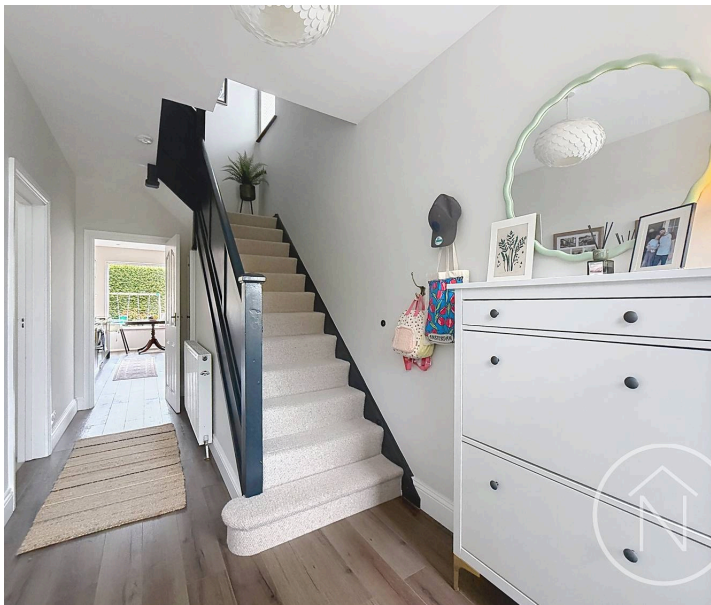
GARDEN

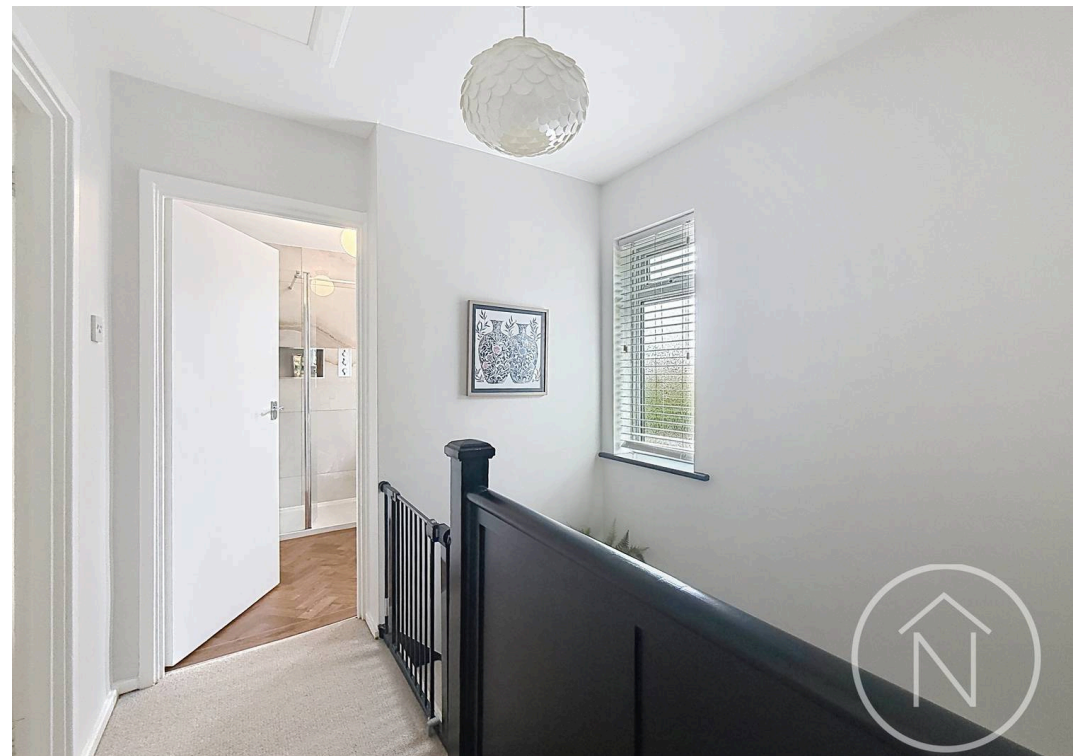
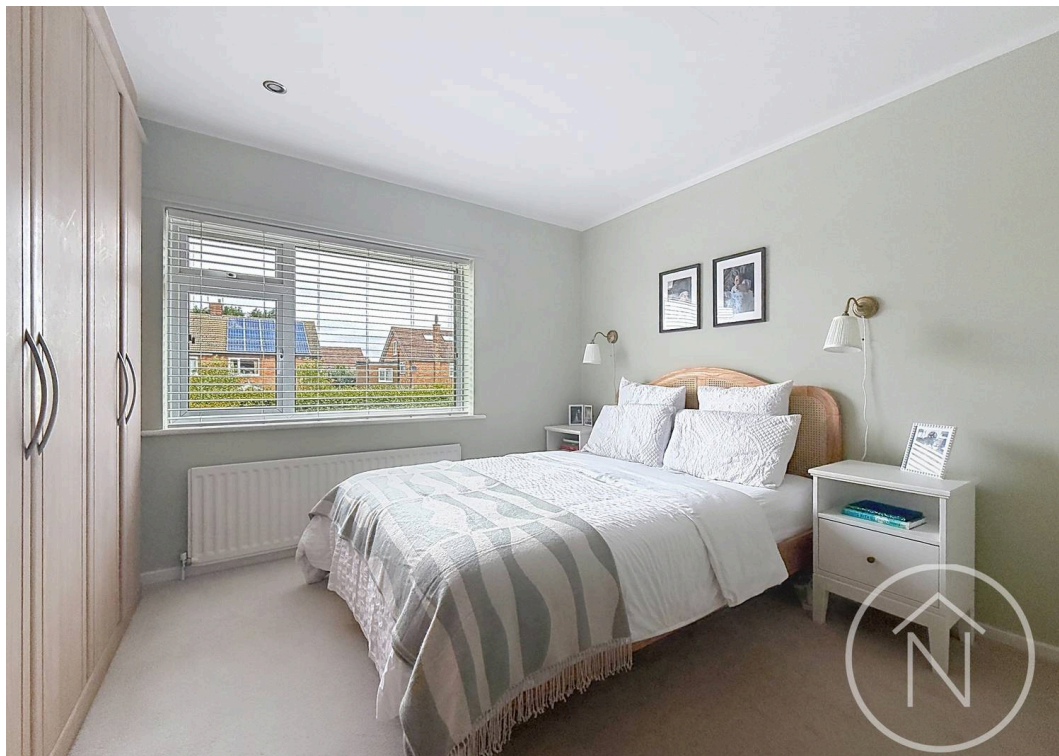
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



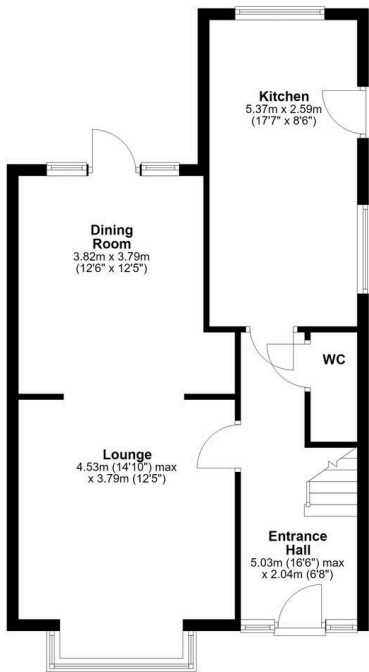






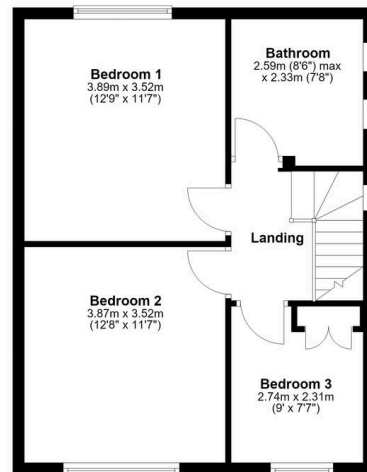
Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 sq. feet)



Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.