

# ROSEWOOD COURT, MARTON, MIDDLESBROUGH, TS7 8QS



- ▲ A Two Bedroom Ground Floor Apartment
- ▲ Quiet Cul-De-Sac Setting Within Marton
- ▲ No Forward Chain

- ▲ Extended Lease
- ▲ Smart Fitted Kitchen
- ▲ Spacious Living Room
- ▲ Ample Storage

**£95,000**

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A two bedroom ground floor apartment located within a quiet cul-de-sac in the popular area of Marton, offered for sale with no forward chain and having the benefit of an extended lease. Features include a spacious lounge, smart fitted kitchen, ample storage space and master bedroom with built-in wardrobes. Early viewing is advised to avoid disappointment.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With two storage cupboards.

##### **LOUNGE - 4.39m x 3.55m (14'5" x 11'8")**

With French doors to the kitchen.

##### **KITCHEN - 2.39m x 2.69m (7'10" x 8'10")**

With a smart range of fitted wall and floor units, electric oven and electric hob, plumbing for washing machine, and space for fridge and freezer.

##### **BEDROOM ONE - 3.61m x 2.97m (11'10" x 9'9")**

With built-in wardrobe.

##### **BEDROOM TWO - 2.58m x 2m (8'6" x 6'7")**

##### **BATHROOM - 1.60m x 1.88m (5'3" x 6'2")**

White suite comprising bath with shower over, low level WC, wash hand basin and tiled walls.

**AGENTS REF:** - DP/LS/COU060288/22042026

**Council Tax Band:** A      **Tenure:** Leasehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

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95 Guisborough Road, Nunthorpe, TS7 0JS

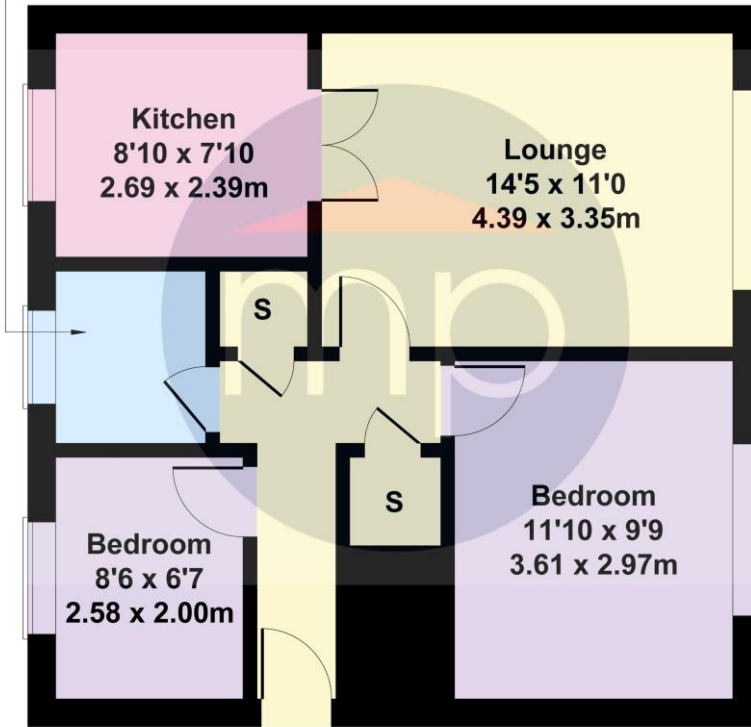
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# Rosewood

Approximate Gross Internal Area

**Bathroom** 549 sq ft - 51 sq m  
6'2 x 5'3  
1.88 x 1.60m



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

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