



Hawthorn Crescent, Marton-In-Cleveland, TS7 8DP  
4 Bed - Bungalow - Detached  
£250,000

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# Hawthorn Crescent

## Marton-In-Cleveland, TS7 8DP

Having undergone a comprehensive refurbishment, this contemporary four bedroom detached bungalow comes with viewing recommended. The versatile and open plan layout will certainly appeal to a variety of potential buyers, and the positioning of the generous plot has open aspects to the front.

The accommodation comprises of ; entrance hall, lounge, breakfast kitchen with utility room / rear lobby, four good sized bedrooms and a family bathroom.

Externally; there are private enclosed rear and side gardens, an open aspect to the front which overlooks the local greenbelt.









### **Entrance Hall**

uPVC double glazed glass panelled door and radiator.

### **Lounge**

18'7" x 12'1" (5.67 x 3.70)

uPVC double glazed French doors, double glazed window, radiator and an opening through to the breakfast kitchen.

### **Breakfast Kitchen**

17'11" x 8'5" (5.48 x 2.57)

White wall, base and drawer units with woodblock worktops, Belfast sink, gas cooker point, double glazed windows to rear and side aspects.

### **Utility / Rear Lobby**

11'2" x 8'2" (3.42 x 2.49)

Plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed window, uPVC double glazed doors to front and rear.

### **Bedroom One**

13'4" x 13'2" (4.08 x 4.02)

uPVC double glazed window to rear and radiator.

### **Dressing Room**

8'0" x 6'6" (2.44 x 2.0)

### **Bedroom Two**

12'11" x 9'10" (3.94 x 3.0)

uPVC double glazed window to rear and radiator.

### **Bedroom Three**

11'3" x 8'9" (3.45 x 2.69)

uPVC double glazed window to front and radiator.

### **Bedroom Four**

9'1" x 8'10" (2.79 x 2.70)

uPVC double glazed window to front and radiator.

### **Family Bathroom**

Four piece bathroom suite with double ended bath, separate shower cubicle, wash hand basin and low level WC, co-ordinated tiled walls and radiator.

### **Externally**

Set on a generous plot with gardens to the front, rear and side with the front garden overlooking the local greenbelt, single garage and driveway to rear.

# Hawthorn Crescent



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

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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