



**Marton Avenue, TS4 3SQ**  
**5 Bed - House - Semi-Detached**  
**£335,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

NEW INSTRUCTION - LARGE 5 BED - 5 RECEPTION ROOMS  
- 2 BATHROOMS - GENEROUS PLOT - DETAILS TO  
FOLLOW - PLEASE CALL THE OFFICE FOR VIEWINGS  
:01642 313666



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

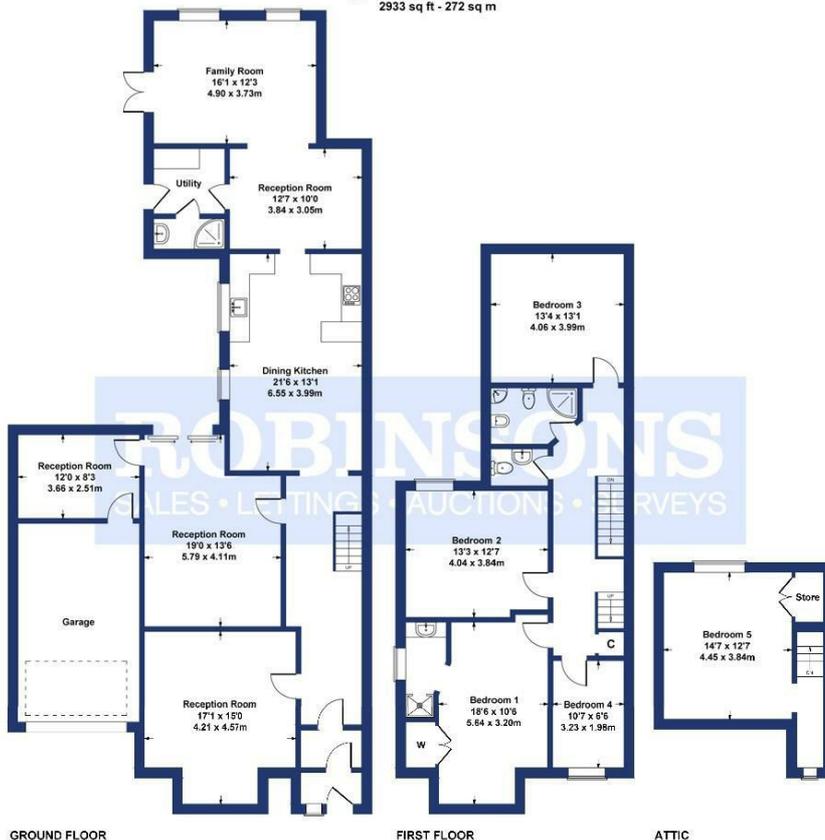
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Marton Ave**  
Approximate Gross Internal Area  
2933 sq ft - 272 sq m



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 sales, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs [G2-94kWh] <b>A</b>	<b>65</b>
[87-91] <b>B</b>	
[82-86] <b>C</b>	
[75-81] <b>D</b>	
[69-74] <b>E</b>	
[63-68] <b>F</b>	
[55-62] <b>G</b>	
Not energy efficient - higher running costs [1-55] <b>G</b>	<b>24</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions [02-24kWh] <b>A</b>	<b>65</b>
[25-35] <b>B</b>	
[36-45] <b>C</b>	
[46-55] <b>D</b>	
[56-65] <b>E</b>	
[66-75] <b>F</b>	
[76-85] <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions [86-120] <b>G</b>	<b>24</b>
England & Wales EU Directive 2002/91/EC	

## DURHAM SALES & LETTINGS OFFICE

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T: 0191 383 9994 (option1) (Lettings)

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E: info@robinsonstockton.co.uk

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## INGLEBY BARWICK

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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