



**49 Rosewood Court**  
Marton, TS7 8QS

**£180,000**

**Energy Rating : D**



# 49 Rosewood Court

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## Description

Situated in a well-planned and highly sought after residential development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features including SOUTH/WEST facing rear garden. A 'Turn Key' home that will not stick around, so BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, spacious living room and open plan modern fitted kitchen/dining room with utility room. To the first-floor; Two well-balanced double bedrooms, luxury family bathroom/WC and bedroom 3. Externally; driveway, attached garage & mature gardens with the rear boasting a SOUTH-WEST aspect.

## Accommodation

### Entrance Hall

Composite entrance door to the front with adjacent glazed surround. Radiator, two useful understairs storage cupboards and an attractive spindle staircase to the first floor.

### Living Room 12' 4" x 13' 10" (3.76m x 4.21m)

Warm and cosy room with a upvc double glazed window to the front, double radiator and a feature wall mounted electric flicker flame fire with decorative surround. Decorative ceiling coving.

### Stunning Open Plan Fitted Kitchen/Dining Room 18' 2" x 8' 9" (5.53m x 2.66m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine and an integrated undercounter fridge. Built in electric oven with hob and stainless steel cooker hood over. Useful storage cupboard, two double radiators, stylish laminate flooring, solid wood entrance door giving access to the utility room and both upvc double glazed window and patio doors to the rear giving an effortless connection to the rear garden making alfresco dining a viable option.

### Utility Room

Range of wall and base units finished with laminate worktops, space for an upright fridge freezer, double radiator, courtesy door to the garage and a upvc double glazed window and entrance door to the rear.

## First Floor

### Landing

Upvc double glazed window to the side, attractive spindle balustrade, useful storage cupboard which houses the Baxi central heating boiler. Independent access to all rooms and to a boarded loft space.

### Master Bedroom 11' 8" x 11' 3" (3.55m x 3.43m)

Upvc double glazed window to the front, double radiator, two sets of fitted wardrobes, useful storage cupboard and decorative ceiling coving.

### Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)

Upvc double glazed window to the rear, double radiator and decorative ceiling coving.

### Bedroom 3 8' 3" x 8' 6" (2.51m x 2.59m)

Upvc double glazed window to the front, double radiator, useful storage cupboard and decorative ceiling coving.

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, distinctive LVT flooring, PVC clad walls and ceiling with downlights, extractor unit and a upvc double glazed window to the rear.

## Externally

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## **Driveway**

Block paved driveway leading to the attached garage with additional space in front offering ample off street parking.

## **Attached Garage** 17' 1" x 7' 8" (5.20m x 2.34m)

Up and over door, power/light and a courtesy door giving access to the utility room.

## **Gardens**

The front garden is laid to an open and mature lawn with attractive borders of shrubs and plants. The rear garden enjoys a good degree of privacy and benefits from a west facing aspect beginning with a block paved patio area before extending to a mature lawn with a further decked patio area. Further boasting and outside tap, security lighting, garden shed and greenhouse.

## **Council Tax Band**

Council tax band:- C

## **Energy Performance Certificate**

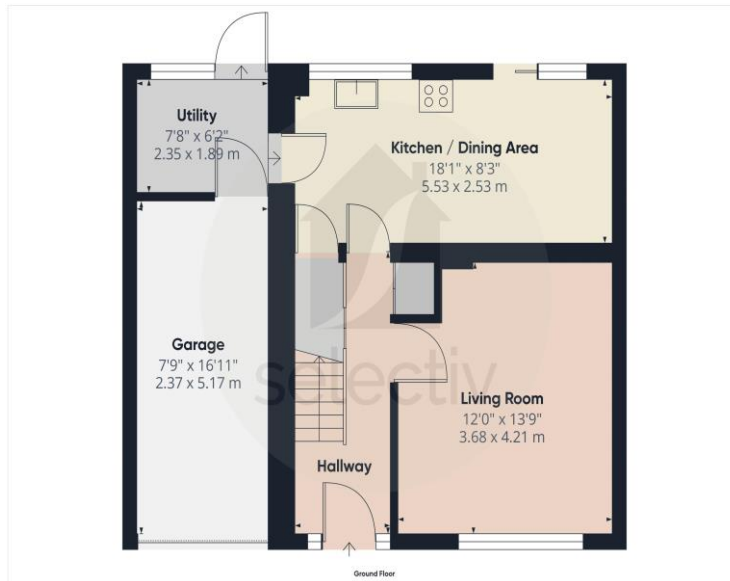
A full Energy Performance Certificate is available upon request.

## **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D.
- the average energy score is 60.

## Viewing Arrangements

Tel: 01287 630733

Email: [teesside@selectiv.co.uk](mailto:teesside@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.