

TASMANIA SQUARE, MARTON, MIDDLESBROUGH, TS7 8NS



- ▲ A Mature Bay Fronted Semi Detached House with Three Bedrooms
- ▲ Located Within a Popular Area of Marton
- ▲ Modernised Throughout by the Current Owners
- ▲ Well Presented & Spacious Accommodation
- ▲ 20ft Open Plan Kitchen/Dining/Family Room
- ▲ Separate Bay Fronted Living Room with Log Burning Stove
- ▲ Conservatory
- ▲ Three Generous Size Bedrooms
- ▲ Modern Bathroom with Separate WC
- ▲ Driveway & Single Garage
- ▲ Private Rear Garden Laid to Lawn with Decked Veranda
- ▲ Easy Access to Local Amenities

£220,000

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38 Tasmania Square is a lovely mature three bedroom bay fronted semi-detached house that has been modernised by the current owners and occupies lovely plot with a private spacious rear garden and driveway leading to a single garage. Internally the accommodation briefly comprises an entrance hall, separate living room with log burning stove and bay window, ground floor WC, conservatory, and a stunning open plan kitchen/dining/family room with a modern range of units and central island. To the first floor there are three generous size bedrooms, modern bathroom, and separate WC. Please call out Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and under stairs cupboard.

GROUND FLOOR WC - 1.14m x 1.04m (3'9" x 3'5")

LOUNGE - 4.4m x 3.86m (14'5" x 12'8")

With bay window to the front elevation and log burning stove with beam over.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 6.25m (20'6") (max) x 4.4m (14'5") (max)

Featuring a modern range of fitted wall and floor units, central island with induction hob with extractor over, integrated oven and microwave, space for fridge freezer, plumbing for washing machine, spotlighting, concealed central heating boiler, single external door and patio door to the conservatory.

CONSERVATORY - 2.77m x 2.82m (9'1" x 9'3")

With side external door.

FIRST FLOOR

BEDROOM ONE - 4.88m (16') into bay x 3.6m (11'10")

With built-in wardrobe.

BEDROOM TWO - 3.45m x 3.6m (11'4" x 11'10")

With built-in wardrobe.

BEDROOM THREE - 2.84m x 2.06m (9'4" x 6'9")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BATHROOM - 2.82m x 1.9m (9'3" x 6'3")

White suite comprising double ended bath, shower cubicle, wash hand basin, part tiled walls, and spotlighting,

SEPARATE WC - 1.42m x 0.79m (4'8" x 2'7")

With low level WC.

EXTERNALLY

GARDENS & GARAGE

Externally the property is located within a popular area of Marton offering easy access to local amenities and featuring a front garden, driveway leading to a single garage and to the rear there is a private enclosed spacious garden laid to lawn with raised decked veranda.

AGENTS REF: - DP/LS/COU190010/25042024

Council Tax Band: C **Tenure:** Freehold

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Tel: **01642 955625**



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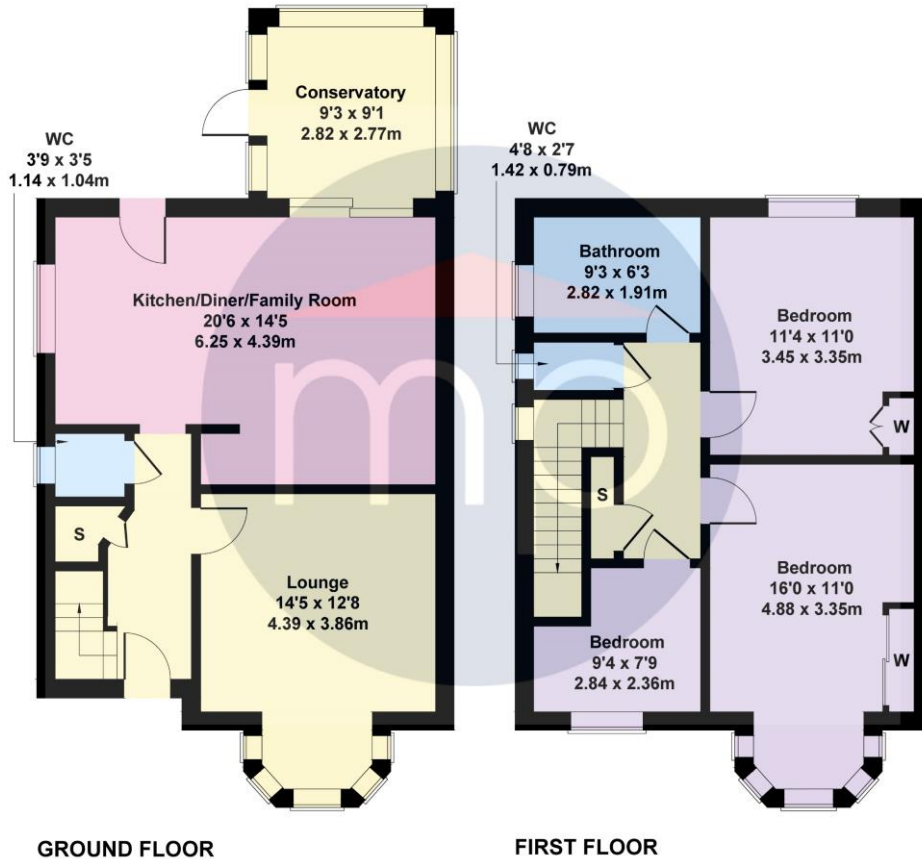
A photograph of the storefront of Michael Poole property consultants at night. The building has a blue neon sign above the entrance that reads "Michael Poole property consultants". The large glass windows are filled with property listings and brochures. The interior is brightly lit, and the street outside is dark.

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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

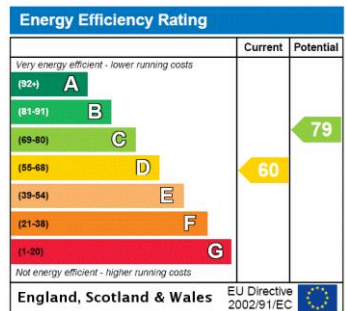
Tasmania Square

Approximate Gross Internal Area
1219 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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