

GUNNERGATE LANE, MARTON, MIDDLESBROUGH, TS7 8JB



- ▲ A Significantly Improved Three Bedroom Bay Fronted Semi Detached House
- ▲ Located Within a Sought After Area of Marton
- ▲ Stunning 17ft Fitted Kitchen with Vaulted Ceiling
- ▲ Two Reception Rooms Both Having Log Burning Stoves
- ▲ Modern Bathroom
- ▲ Master Bedroom with Feature Wall & Bespoke Fitted Wardrobes

- ▲ Presented to a High Standard Throughout
- ▲ Extensive Block Paved Driveway & Large Garage/Office/Workshop
- ▲ Spacious Well Maintained Rear Garden
- ▲ Fixed Staircase to Loft Area
- ▲ Planning Permission for a Single Storey Extension to the Rear

£245,000

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50 Gunnergate Lane in Marton is a beautifully presented traditional three bedroom bay fronted semi-detached house that has been lovingly refurbished by the current owners with no expense spared. The property occupies a fabulous plot with an extensive block paved driveway leading to a detached garage/office/workshop and to the rear there is a generous size garden. Internally the accommodation briefly comprises an entrance hall, snug and living room opening to a 17ft fitted kitchen. To the first floor there are three bedrooms, modern family bathroom and a fixed staircase leads to a fully boarded loft area. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - 3.2m x 1.9m (10'6" x 6'3")

With tiled floor, staircase to the first floor and under stairs storage.

SNUG - 3.2m (10'6") plus bay x 3.84m (12'7")

With built-in storage and shelving, bay window to the front elevation and wood burning stove.

LIVING ROOM - 5.9m x 3.28m (19'4" x 10'9")

With tiled floor, large wood burning stove, spotlighting, French doors to the rear elevation and opening to the kitchen.

KITCHEN - 5.3m x 2.64m (17'5" x 8'8")

With a stunning range of shaker design fitted wall and floor units with oak work surfaces, range style cooker with extractor over, integrated washing machine, plumbing for dryer, space for American style fridge freezer, vaulted ceiling with exposed beams, a skylight floods the area with natural light, French doors to the side elevation, and tiled floor.

FIRST FLOOR

BEDROOM ONE - 3.28m x 3.53m (10'9" x 11'7")

With feature wall and bespoke fitted wardrobes and drawers.

BEDROOM TWO - 3.2m x 3.07m (10'6" x 10'1")

With bespoke fitted wardrobe.

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BEDROOM THREE - 2.2m (max) x 2.77m (7'3" (max) x 9'1")

With built-in bunkbed and feature wall.

BATHROOM - Modern suite featuring bath with shower over and screen and 'His & Hers' wash hand basins on bespoke wooden display.

LOFT AREA - 6.7m x 5.82m (22' x 19'1")

A fixed staircase leads to a fully boarded loft area.

EXTERNALLY

PARKING & GARAGE/OFFICE/WORKSHOP

Externally an extensive block paved driveway leads to a detached garage/office/workshop.

REAR GARDEN

The rear garden is laid to lawn with patio and decked area.

SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

AGENT NOTE:

Planning permission for a single storey extension to the rear has been granted.

AGENTS REF: - DP/LS/COU200018/11032024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

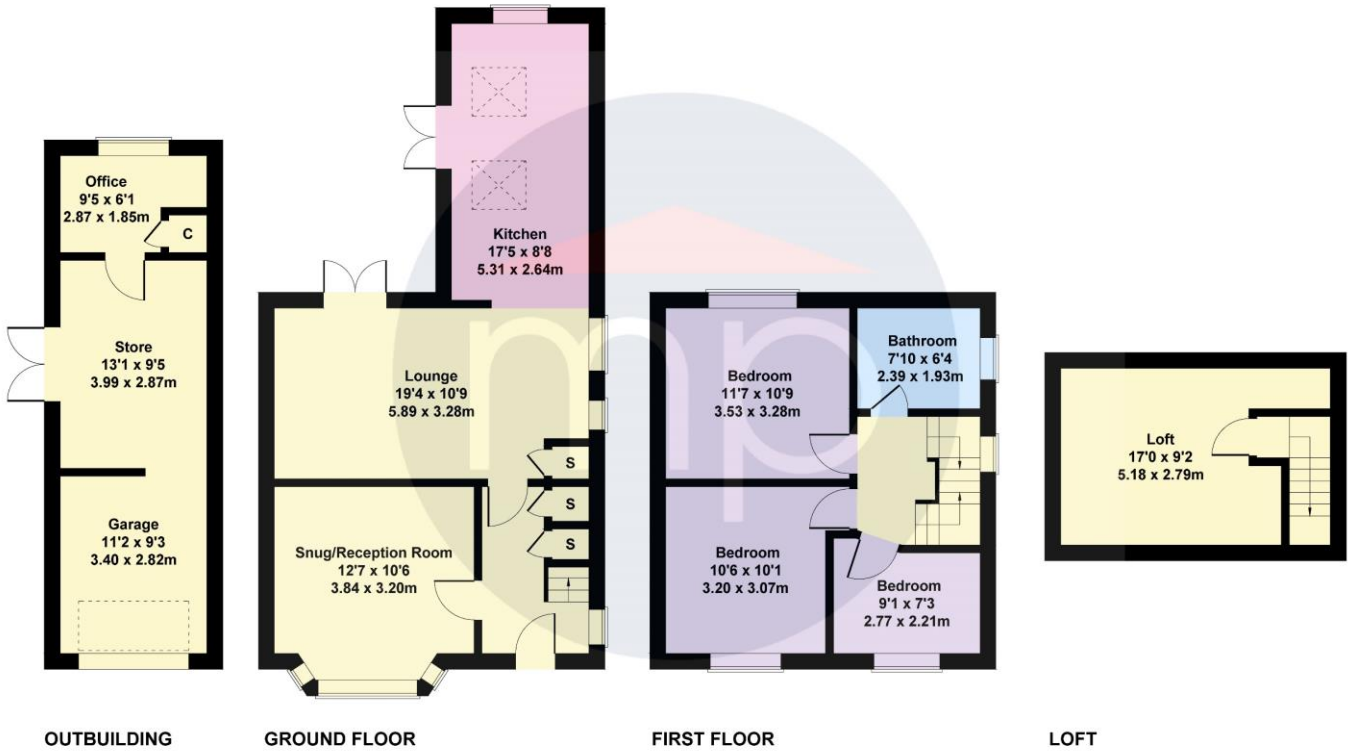


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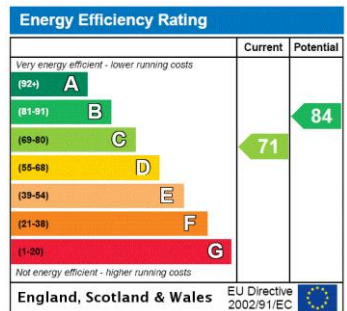
Gunnergate Lane

Approximate Gross Internal Area
1518 sq ft - 141 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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