

CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8ER



- ▲ A Three Bedroom Semi Detached House Offered For Sale with No Forward Chain
- ▲ Occupying a Lovely Plot with a Private Rear Garden
- ▲ 16ft Fitted Kitchen
- ▲ Two Spacious Reception Rooms
- ▲ Three Generous Size Bedrooms
- ▲ Popular Location Within Marton

- ▲ Easy Access to Local Amenities
- ▲ Extended to the Rear to Create a Large Family Room
- ▲ Single Garage
- ▲ After a Recent Shale Test This Property is Showing High Levels of Shale Liable to Expansion & High Sulphur Readings in the Main Property.

Offers Over £160,000

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A three-bedroom semi-detached house offered for sale with no forward chain and occupying a lovely plot with a spacious driveway leading to a single garage, front garden, and a private mature garden to the rear. Internally the accommodation briefly comprises an entrance hall, living room, kitchen and extended to the rear to offer a spacious family room. To the first floor there are three bedrooms and a family bathroom. After a Recent Shale Test This Property is Showing High Levels of Shale Liable to Expansion & High Sulphur Readings in the Main Property. Viewing is strictly through our Nunthorpe Office.

KITCHEN - 5m x 3.18m (max) (16'5" x 10'5" (max))

With a range of fitted wall and floor units, complementing work surfaces, space for cooker, plumbing for washing machine, space for fridge and freezer, tiled splashbacks, and access to the family room.

FAMILY ROOM - 5.38m (17'8") (max) x 5.56m (18'3") (max)

With dual aspect windows flooding the room with natural light and external side access door.

GROUND FLOOR

ENTRANCE HALL - 4.32m x 2m (14'2" x 6'7")

With staircase to the first floor.

LIVING ROOM - 6m x 3.2m (19'8" x 10'6")

With bay window to the front elevation and feature fire surround with inset fire.

FIRST FLOOR

BEDROOM ONE - 3.78m x 3.56m (12'5" x 11'8")

With built-in wardrobes.

BEDROOM TWO - 4.27m (14') into bay x 2.92m (9'7")

BEDROOM THREE - 2.13m x 2.62m (7' x 8'7")

BATHROOM - 2.3m x 2.03m (7'7" x 6'8")

White suite comprising bath with shower over and screen, low level WC, and vanity style wash hand basin.

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EXTERNALLY

GARDENS & PARKING - Externally to the front there is a lawned garden with hedge boundary and a driveway leading to a garage. To the rear there is a lovely private mature garden with lawn and an array of hedge and shrub borders.

GARAGE - 4.78m x 2.64m (15'8" x 8'8")

AGENTS NOTES - After a Recent Shale Test This Property is Showing High Levels of Shale Liable to Expansion & High Sulphur Readings in the Main Property.

AGENTS REF: - DP/LS/NUN200387/17102023

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

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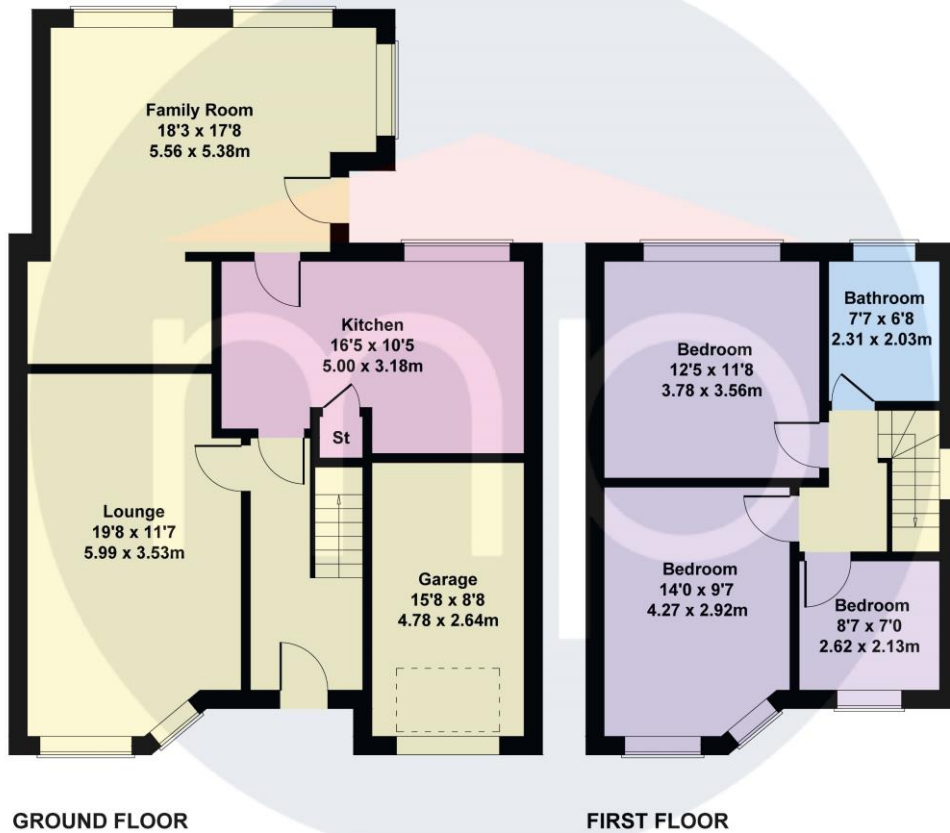


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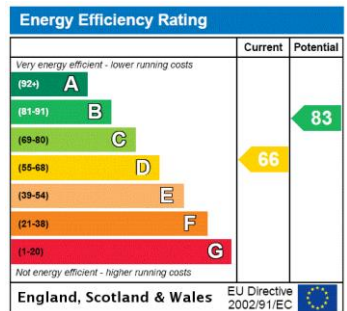
Canberra Road

Approximate Gross Internal Area
1317 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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