

BROADSTONE, MARTON, MIDDLESBROUGH, TS8 9XY



- ▲ A Fabulous Three Bedroom Detached House (Previously Four Bedrooms)
- ▲ Great Corner Plot Within a Popular Area of Marton
- ▲ Private, Spacious & Well Maintained Rear Garden
- ▲ Ample Parking to the Front Elevation

- ▲ Lounge Opening to Dining Area
- ▲ 14ft Fitted Kitchen
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Early Viewing Advised

£249,950

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11 Broadstone is a beautifully presented and spacious three bedroom detached house (previously four bedrooms) and occupies a great plot within a popular area of Marton with ample parking to the front elevation and a private, generous size and well maintained rear garden. Internally the accommodation briefly comprises an entrance porch, living room opening to dining room and 14ft fitted kitchen. To the first floor there is a 15ft master bedroom with modern en-suite shower room, two further bedrooms and a separate modern family bathroom. 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 PORCH - 1.42m x 1.07m (4'8" x 3'6")

LOUNGE - 4.06m x 4.17m (13'4" x 13'8")

With laminate style flooring, staircase to the first floor and opening to dining room.

DINING ROOM - 2.77m x 2.3m (9'1" x 7'7")

With laminate flooring and French doors to the rear garden.

KITCHEN - 2.77m x 4.45m (9'1" x 14'7")

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge and freezer tiled floor and side external door.

FIRST FLOOR

BEDROOM ONE - 4.67m x 2.64m (15'4" x 8'8")

With built-in wardrobes, laminate flooring, and spotlighting.

EN-SUITE SHOWER ROOM - 2.29m x 1.6m (7'6" x 5'3")

Modern suite comprising shower cubicle, vanity style wash hand basin, low level WC and Karndean flooring.

BEDROOM TWO - 3.43m x 3.73m (max) (11'3" x 12'3" (max))

With built-in storage.

BEDROOM THREE - 2.95m x 2.29m (9'8" x 7'6")

With built-in wardrobes.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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BATHROOM - 2.3m x 1.63m (7'7" x 5'4")

Modern suite comprising 'His & Hers' wash hand basins, low level WC, freestanding roll top claw foot bath, spotlighting and fully tiled walls.

EXTERNALLY

GARDENS & GARAGE - Externally the property occupies a fabulous plot within this popular area of Marton and features ample parking leading to an integral garage. To the rear there is a private, spacious and well maintained garden with lawn, decked and patio areas and timber shed.

AGENTS REF: - DP/LS/NUN210043/06062023

Council Tax Band: D **Tenure:** Freehold

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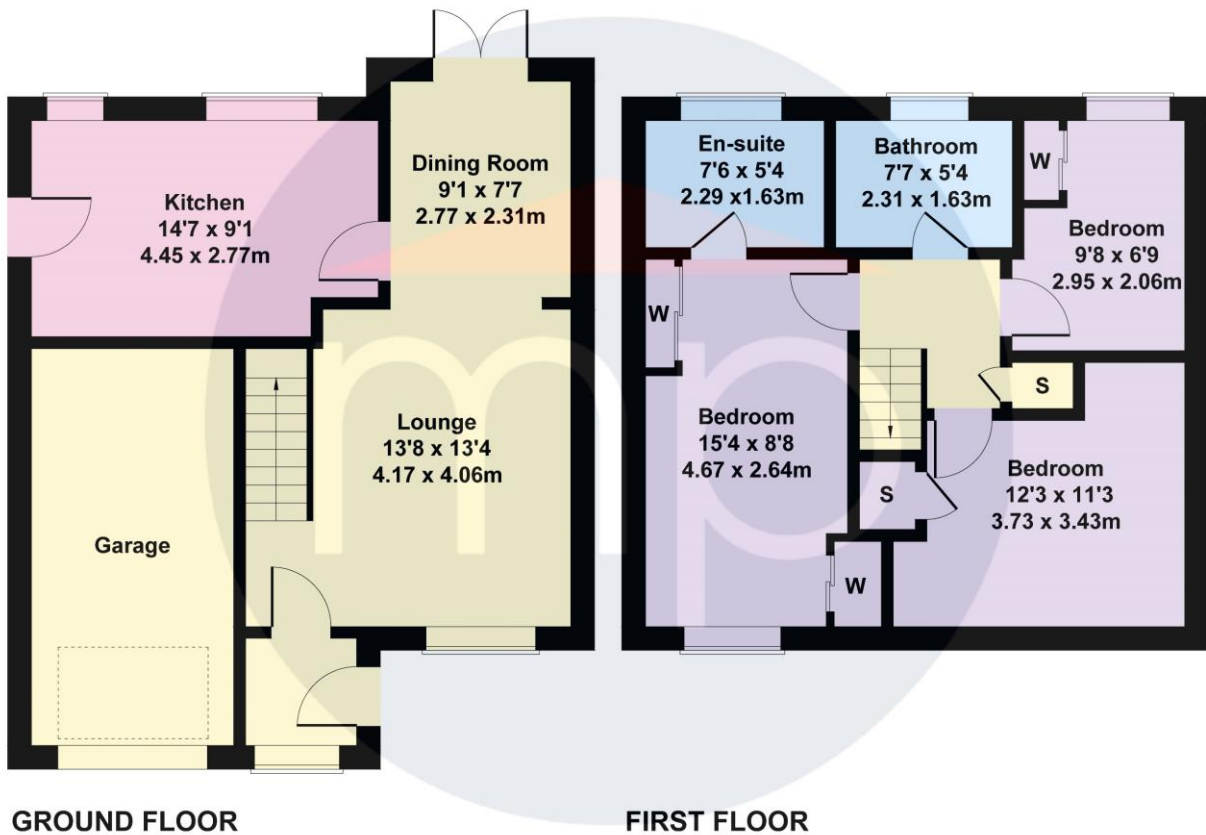


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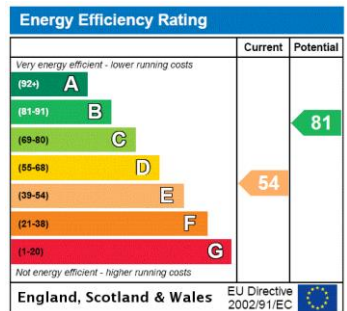
Broadstone

Approximate Gross Internal Area
1045 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2023
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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