

HAZEL GROVE, MARTON, MIDDLESBROUGH, TS7 8DJ



- ▲ A Three Bedroom Detached Bungalow
- ▲ Popular Location Within Marton
- ▲ Spacious Living Room
- ▲ Fitted Kitchen

- ▲ Shower Room
- ▲ Single Garage
- ▲ Enclosed Rear Garden
- ▲ No Forward Chain

Offers Over £180,000

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58 Hazel Grove is a generous size three bedroom detached bungalow located within this popular area of Marton and occupies a lovely plot with gardens to the front and rear, driveway and detached single garage. Internally the accommodation briefly comprises an entrance porch, spacious living room, fitted kitchen breakfast room, inner hallway with storage cupboard, three bedrooms and shower room. 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 - 1.4m x 1.75m (4'7" x 5'9")

LIVING ROOM - 5.28m x 4.1m (17'4" x 13'5")

KITCHEN - 3.28m x 3.2m (10'9" x 10'6")

INNER HALLWAY

With two large storage cupboards.

BEDROOM ONE - 3.28m x 4.2m (10'9" x 13'9")

BEDROOM TWO - 3.25m x 2.97m (10'8" x 9'9")

BEDROOM THREE - 3.07m x 1.9m (10'1" x 6'3")

SHOWER ROOM - 2.57m x 1.65m (8'5" x 5'5")

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS

Externally there is a lawned front garden with planted borders and to the rear there is a generous size enclosed garden mainly laid to lawn with borders, greenhouse, and patio area.

PARKING & GARAGE

A driveway leads to a detached single garage.

AGENTS REF: - DP/LS/NUN220493/09112023

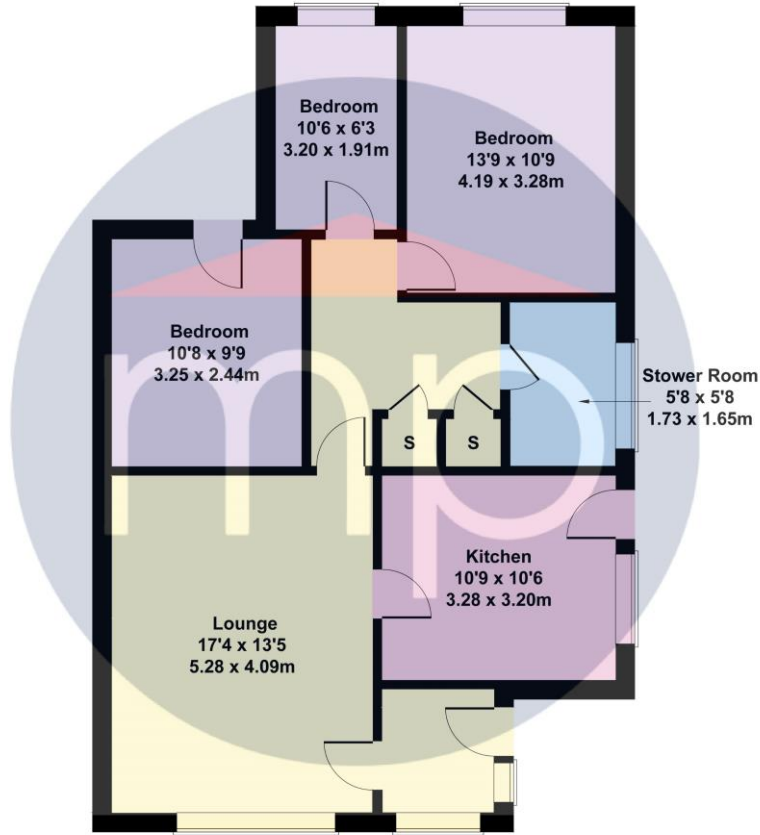
Council Tax Band: D **Tenure:** Freehold

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Hazel Grove

Approximate Gross Internal Area
914 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2023
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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