

GYPSY LANE, MARTON, MIDDLESBROUGH, TS7 8NF



- ▲ Located on One of Marton's Most Popular Addresses
- ▲ A Three Bedroom Semi Detached House Occupying a Lovely Plot
- ▲ Large Private Mature Rear Garden
- ▲ Extensive Block Paved Driveway & Detached Garage

- ▲ Smart Fitted Kitchen
- ▲ 24ft Through Lounge Diner
- ▲ 14ft Conservatory
- ▲ Modern Family Bathroom
- ▲ Easy Access to Local Amenities

£190,000

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65 Gypsy Lane, Marton is a three bedroom detached house occupying a fabulous plot with front garden, extensive block paved driveway leading to a detached garage and to the rear there is a mature private and spacious garden. Internally the accommodation briefly comprises an entrance hall, through lounge diner, conservatory enjoying lovely views over the rear garden and a smart fitted kitchen. To the first floor there are three bedrooms and a modern family bathroom. Please call our Nunthorpe Office to arrange your viewing appointment.

KITCHEN - 4.3m x 2.44m (14'1" x 8')

With a smart range of fitted wall and floor units, complementing work surfaces, double oven, gas hob, tiled floor, spotlighting and side external door.

GROUND FLOOR

ENTRANCE HALL - 2.57m x 2.08m (8'5" x 6'10")

With tiled floor.

THROUGH LOUNGE DINER - 7.34 (24'1")m x 3.68 (12'1")m reducing to 3.1 (10'2")m

7.34m x 3.68m reducing to 3.1m

CONSERVATORY - 4.37m x 2.97m (14'4" x 9'9")

With French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.45m x 3.78m (11'4" x 12'5")

BEDROOM TWO - 3.45m x 3.43m (11'4" x 11'3")

BEDROOM THREE - 2.06m x 2.5m (max) (6'9" x 8'2" (max))

(max)

With built-in storage.

BATHROOM - 2.03m x 2.54m (6'8" x 8'4")

Modern suite comprising bath with shower over and screen, vanity wash hand basin, low level WC, tiled walls, and floor.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS & GARAGE - Externally there is an open plan front garden laid to lawn and an extensive block paved driveway leading to a detached garage. To the rear there is a mature private and spacious garden with an array of planted borders, lawn, patio area and decked Veranda, its own little oasis.

AGENTS REF: - DP/LS/NUN230209/11032024

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

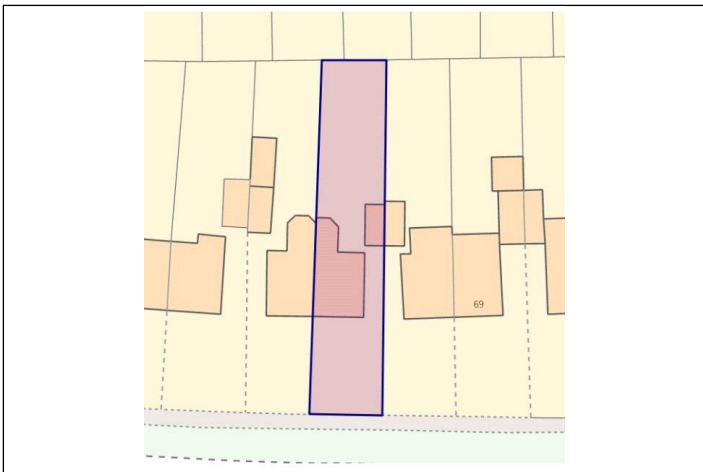
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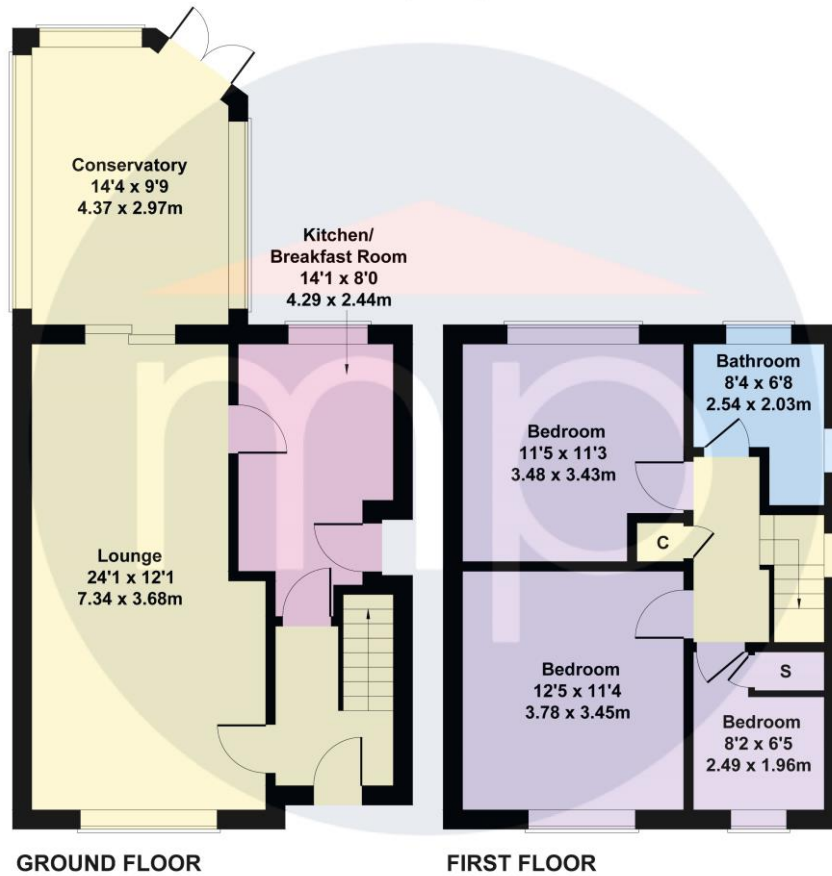
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Gypsy Lane
Approximate Gross Internal Area
1033 sq ft - 96 sq m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(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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