

EAGLE PARK, MARTON, MIDDLESBROUGH, TS8 9NT



- ▲ A Spacious & Well Presented Four Bedroom Detached House
- ▲ Located at the Head of a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ Block Paved Driveway to Single Garage
- ▲ Spacious Well Maintained Rear Garden
- ▲ Two Reception Rooms & Modern Fitted Kitchen
- ▲ Four Double Bedrooms, Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Shower Room
- ▲ Oak Internal Doors
- ▲ A Perfect Family Home in a Fantastic Location
- ▲ Early Viewing Advised

£275,000

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A spacious and well-presented four bedroom detached family home located at the head of a quiet cul-de-sac in this popular area of Marton and occupying a lovely plot with front garden, driveway to single garage and a very well maintained and well stocked garden to the rear. Internally the accommodation briefly comprises entrance hall, cloakroom/WC, spacious living room, dining room and modern fitted kitchen. To the first floor there are four double bedrooms, master with modern en-suite shower room and a separate modern family shower room. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment. Viewing is strictly by appointment.

GROUND FLOOR

ENTRANCE HALL - With double oak doors to the living room.

CLOAKROOM/WC - 1.57m x 0.81m (5'2" x 2'8")
With low level WC, wash hand basin and oak door.

LIVING ROOM - 4.65m x 5.08m (15'3" x 16'8")
With feature fire surround with inset fire and oak door to the dining room.

DINING ROOM - 2.74m x 3.5m (9' x 11'6")

With French doors to the rear garden and opening to the kitchen.

KITCHEN - 2.77m x 3.5m (9'1" x 11'6")

With a modern range of shaker design wall, drawer, and floor units with complementing work surfaces, electric oven, and electric hob with extractor over, integrated dishwasher, space for fridge freezer, plumbing for washing machine, tiled splashbacks, spotlighting, and side external door.

FIRST FLOOR

BEDROOM ONE - 4.2m (max) x 3.07m (13'9" (max) x 10'1")

With a range of built-in wardrobes.

EN-SUITE SHOWER ROOM - 2.06m x 0.79m (6'9" x 2'7")

Modern suite comprising shower cubicle, vanity wash hand basin, part tiled walls, chrome heated towel rail, and spotlighting.

BEDROOM TWO - 4.2m x 2.54m (13'9" x 8'4")

With built-in wardrobes.

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BEDROOM THREE - 3.07m (10'1") x 3.58m (11'9") into alcove

BEDROOM FOUR - 2.54m x 2.6m (8'4" x 8'6")

With laminate flooring.

SHOWER ROOM - 2.06m x 2.34m (6'9" x 7'8")

Modern suite comprising double shower cubicle, floating wash hand basin, low level WC, and spotlighting.

EXTERNALLY

GARAGE - 4.98m x 2.44m (16'4" x 8')

Externally there is a block paved driveway leading to a single garage with up and over door, electric, light, and rear courtesy door.

GARDENS - To the front there is a lawned garden and to the rear there is a spacious well maintained garden with well stocked borders, block paved patio and lawn.

AGENTS REF: - DP/LS/NUN230257/17102023

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

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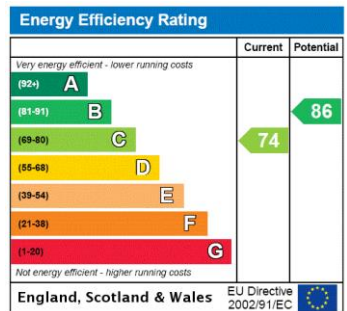


30 Eagle Park
Approximate Gross Internal Area
1301 sq ft - 121 sq m



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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