

# BUXTON AVENUE, MARTON, MIDDLESBROUGH, TS7 8LP



- ▲ A Detached McInness Built Bungalow Occupying a Lovely Level Plot
- ▲ Modern Bathroom
- ▲ Spacious Entrance Hall
- ▲ 17ft Living Room
- ▲ Two Double Ground Floor Bedrooms, One Which Could Be Used as a Dining Room

- ▲ First Floor Bedroom with Wet Room & Additional Storage
- ▲ Block Paved Driveway to a 33ft Attached Garage
- ▲ Sought After Location
- ▲ Easy Access to Local Amenities
- ▲ Early Viewing Advised

**£330,000**

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13 Buxton Avenue is a spacious three bedroom detached bungalow occupying a lovely plot within this sought after area of Marton. Externally there is a generous size block paved driveway leading to a 33ft attached garage and to the rear there is a lovely level spacious garden with block paved patio, lawn, mature borders, greenhouse and shed. Internally the accommodation briefly comprises a spacious entrance hall, living room, two double bedrooms (one of which is currently used as a dining room with French doors onto the rear garden), modern bathroom, fitted kitchen, rear porch and first floor bedroom with wet 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 HALL - 5.03m x 1.75m (16'6" x 5'9")**

**LIVING ROOM - 5.4m x 3.89m (17'9" x 12'9")**  
With recess and over oak beam.

**BEDROOM ONE - 3.8m x 3.58m (12'6" x 11'9")**  
With ceiling fan.

**BEDROOM TWO - 3.76m x 3.45m (12'4" x 11'4")**  
With French doors to the rear garden.

**BATHROOM - 2.06m x 2.54m (6'9" x 8'4")**  
White suite comprising jacuzzi style bath, low level WC, wash hand basin in vanity style unit, and shower cubicle.

**KITCHEN - 3.86m x 3.45m (12'8" x 11'4")**  
With a range of fitted wall and floor units, complementing work surfaces, electric oven and hob, tiled splashbacks, recess for American style fridge freezer, and under stairs cupboard.

**REAR VESTIBULE**  
With access to the first floor.

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

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## **FIRST FLOOR**

### **BEDROOM - 5.49m (max) x 3.5m (18' (max) x 11'6")**

With built storage and large Velux window.

### **WET ROOM - 1.45m x 1.45m (4'9" x 4'9")**

With tiled walls, shower, low level WC, wash hand basin in vanity style unit and Velux window.

## **EXTERNALLY**

### **GARAGE - 10.29m x 4.72m (33'9" x 15'6")**

Externally there is a generous block paved driveway leading to an attached garage with internal courtesy door and rear external door.

## **GARDEN**

To the rear there is a lovely generous size level garden with block paved patio, lawn, mature borders, greenhouse and timber shed.

**AGENTS REF:** - DP/LS/NUN230523/17072023

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

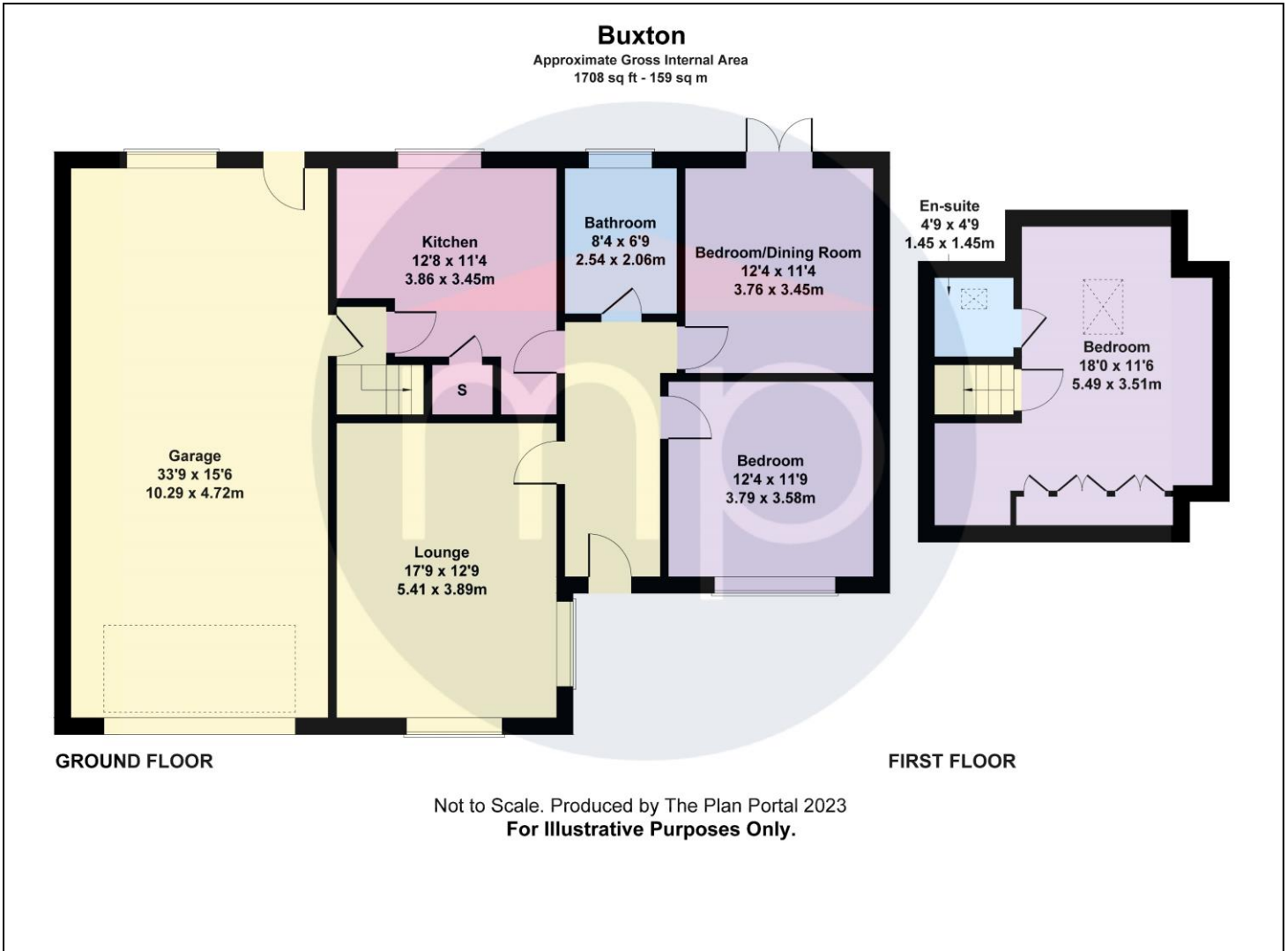
**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

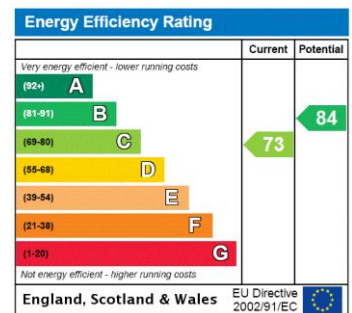


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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