

WORSLEY CRESCENT, MARTON, MIDDLESBROUGH, TS7 8LT



- ▲ A Two Bedroom Mclnes Built Bungalow
- ▲ No Forward Chain
- ▲ In Need of Modernisation
- ▲ Occupying a Lovely Plot with a Spacious Private Rear Garden
- ▲ Driveway to Single Garage
- ▲ Spacious Entrance Hall
- ▲ Living Room with Attached Conservatory
- ▲ Two Double Bedrooms
- ▲ Lean to Connecting the Bungalow to the Garage
- ▲ Early Viewing Advised

£265,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no forward chain, a two bedroom detached McInnes built bungalow in need of modernisation throughout and occupying a fabulous plot with open plan front garden, driveway, garage, and a generous size private rear garden. Internally the accommodation briefly comprises an entrance porch, spacious entrance hall, two double bedrooms, living room, conservatory, bathroom, kitchen and a lean to connects the bungalow to the garage.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL - 2.87m x 2.84m (9'5" x 9'4")

BEDROOM ONE - 3.58m x 3.58m (11'9" x 11'9")

BEDROOM TWO - 4m x 3.28m (13'1" x 10'9")

BATHROOM - 3m x 2.06m (9'10" x 6'9")

LIVING ROOM - 5.4m x 3.76m (17'9" x 12'4")

CONSERVATORY/SUNROOM - 3.23m x 2.92m (10'7" x 9'7")

KITCHEN - 3.89m x 3.76m (12'9" x 12'4")

REAR LOBBY

With access to the lean to.

LEAN TO - 4.8m x 1.32m (15'9" x 4'4")

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

www.michaelpoole.co.uk



WORSLEY CRESCENT, TS7 8LT



EXTERNALLY

GARDENS & PARKING

Externally there is an open plan garden to the front elevation and a driveway leading to the garage. To the rear there is a private, spacious and well maintained garden.

GARAGE - 6.4m x 2.57m (21' x 8'5")

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DP/LS/NUN230543/24102023

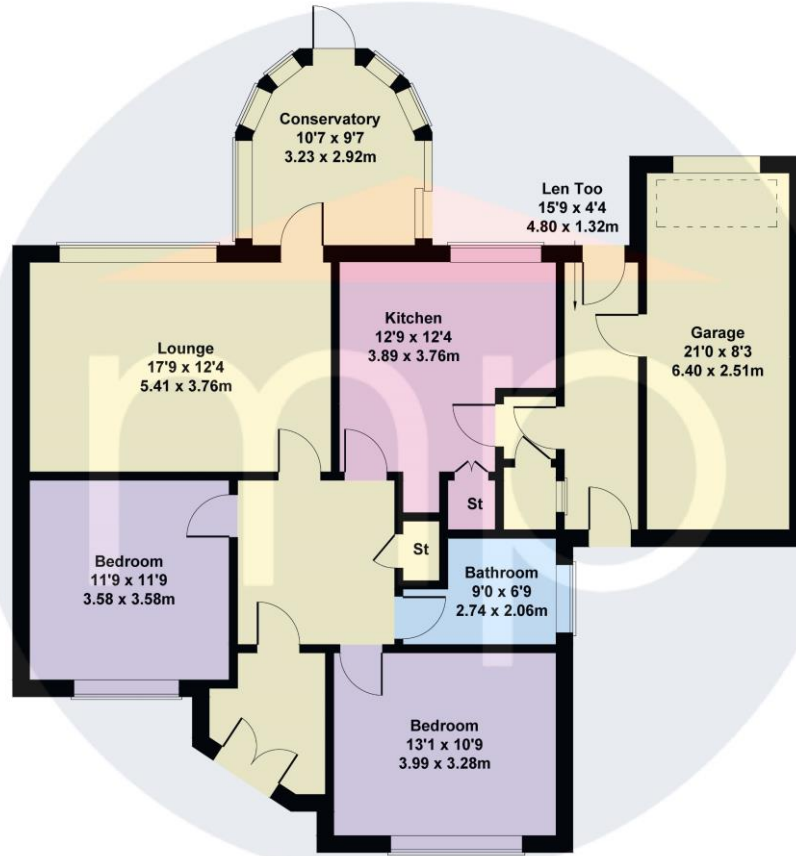
Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



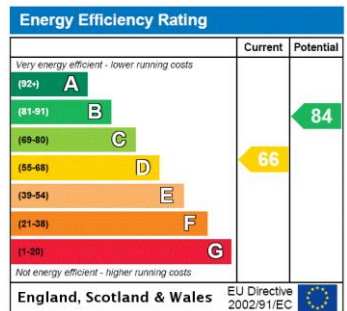
Worsley crescent

Approximate Gross Internal Area
1285 sq ft - 119 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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS