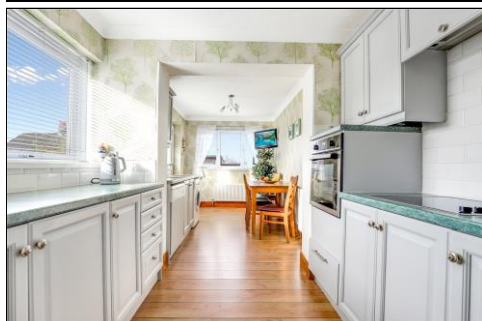


## LARCH CLOSE, MARTON, MIDDLESBROUGH, TS7 8DN



- ▲ A Two Bedroom Semi Detached Bungalow Offering Well Presented Accommodation
- ▲ Located Within a Popular Area of Marton
- ▲ Extended 20ft Plus Fitted Kitchen Diner
- ▲ Modern Shower Room

- ▲ Driveway & Single Garage with Electric Roller Door
- ▲ A Lovely Plot with Gardens to the Front & Rear Elevations
- ▲ Good Access to Local Public Transport Links
- ▲ No Forward Chain
- ▲ Early Viewing Advised

**£160,000**

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14 Larch Close is a well-presented and extended two-bedroom semi-detached bungalow occupying a lovely plot with gardens to the front and rear elevations, driveway, and a single garage with electric roller door. Internally the accommodation briefly comprises an entrance porch, entrance hall, extended 20ft kitchen diner, living room with feature fireplace, two bedrooms, master with fitted wardrobes and modern shower room. Please call our Nunthorpe Office to arrange your viewing appointment.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH -**

**ENTRANCE HALL** - With storage cupboard and loft access.

**LIVING ROOM - 4.47m x 3.02m (14'8" x 9'11")**  
With feature fire surround and inset fire.

**BEDROOM ONE - 3.6m x 3m (11'10" x 9'10")**  
With built-in wardrobes.

**BEDROOM TWO - 2.51m x 2.51m (8'3" x 8'3")**

**SHOWER ROOM - 1.98m x 1.68m (6'6" x 5'6")**

Modern suite comprising shower enclosure, vanity wash hand basin, low level WC, and chrome heated towel rail.

**KITCHEN DINER - 6.32m x 2.29m (20'9" x 7'6")**

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and electric hob, tiled splashback, wall mounted central heating boiler and rear external door.

#### **EXTERNALLY**

**GARDENS** - To the front there is a generous size lawned garden with planted borders and to the side and rear there is a block paved patio, lawned garden and gated rear access.

**GARAGE** - A driveway leads to a single detached garage with electric roller door.

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

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# LARCH CLOSE, TS7 8DN

**AGENTS REF:** - DP/LS/NUN230687/09112023

**Council Tax Band:** B      **Tenure:** Freehold

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

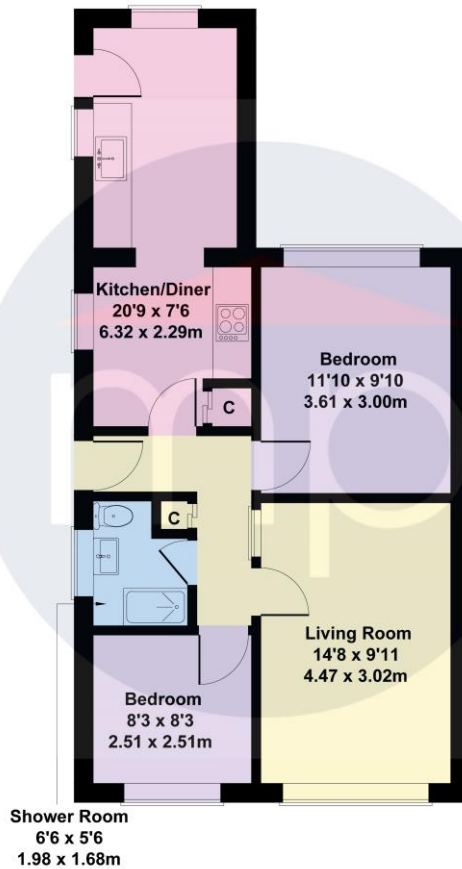


LARCH CLOSE, TS7 8DN



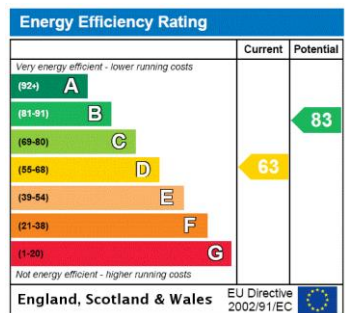
### 14 Larch Close

Approximate Gross Internal Area  
598 sq ft - 56 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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