

## BLAIRGOWRIE, MARTON, MIDDLESBROUGH, TS8 9XU



- ▲ Located Within a Quiet Cul-De-Sac
- ▲ A Semi-Detached House with Two Bedrooms Plus Loft Room (Previously Three Bedrooms)
- ▲ Well Presented Accommodation Throughout
- ▲ Modern Fitted Kitchen Opening to a Large Conservatory Enjoying Pleasant Views Over the Rear Garden

- ▲ Ground Floor WC
- ▲ Spacious Living Room with Feature Panelling & Media Wall with Contemporary Fire
- ▲ Master Bedroom with Walk-In Wardrobe (Previously the 3rd Bedroom)
- ▲ Fixed Staircase to a 14ft Loft Room with Velux Window
- ▲ Modern Family Bathroom

**Offers in the region of £190,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



42 Blairgowrie is a beautifully presented two bedroom plus loft room (previously three bedrooms) semi-detached house located within a quiet cul-de-sac in this popular area of Marton and features a driveway leading to a detached garage and an enclosed generous size garden to the rear. Internally the accommodation briefly comprises an entrance hall, spacious living room with feature panelling and media wall, modern fitted kitchen opening to a large UPVC double glazed conservatory enjoying views over the rear garden, ground floor WC and side porch. To the first floor there are two bedrooms, master with walk-in wardrobe and a modern family bathroom. A fixed staircase leads to loft room with large Velux window and additional storage. Please call our Nunthorpe Office to arrange your viewing appointment today.

Mains Utilities  
 Gas Central Heating  
 Mains Sewerage  
 No Known Flooding Risk  
 No Known Legal Obligations  
 Standard Broadband & Mobile Signal  
 No Known Rights of Way

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

## **GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor.

### **LOUNGE - 4.65m x 3.45m (15'3" x 11'4")**

With feature panelled wall, media wall with contemporary fire, under stairs cupboard and access to the kitchen.

### **KITCHEN - 4.47m (max) x 2.72m (14'8" (max) x 8'11")**

4.47m (max) x 2.72m

With a modern range of fitted wall and floor units, complementing work surfaces, plumbing for washing machine, double oven, integrated microwave, electric hob with extractor over, spotlighting and opening to the conservatory.

### **CONSERVATORY - 3.7m x 3.6m (12'2" x 11'10")**

With French doors opening to the rear garden.

### **GROUND FLOOR WC - 1m x 1.27m (3'3" x 4'2")**

With low level WC and wash hand basin.

### **UPVC SIDE PORCH - 3.63m x 0.97m (11'11" x 3'2")**

Running down the side of the property with external French doors.

# BLAIRGOWRIE, TS8 9XU

## FIRST FLOOR

### **BEDROOM ONE - 3.8m x 2.57m (12'6" x 8'5")**

With walk-in wardrobe.

### **WALK-IN WARDROBE - 1.85m x 1.22m (6'1" x 4')**

Previously the third bedroom and has now been converted to provide a walk-in wardrobe.

### **BEDROOM TWO - 3.48m x 2.64m (11'5" x 8'8")**

### **BATHROOM - 1.85m x 1.65m (6'1" x 5'5")**

Modern suite comprising P' shaped bath with shower over and screen, low level WC, wash hand basin, and sliding feature door.

Where the third bedroom was situated, this room has now been split in two and offers a walk-in wardrobe for the master bedroom and a fixed staircase leading to the loft room.

### **LOFT ROOM - 4.37m x 4.06m (14'4" x 13'4")**

With large Velux window and additional storage.

## EXTERNALLY

**PARKING & GARAGE** - Externally a block paved driveway leads to a detached garage.

**GARDEN** - To the rear there is a lovely, well-presented, and enclosed garden with two patio areas, lawn and fence boundary.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - DP/LS/NUN230784/16022024

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

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

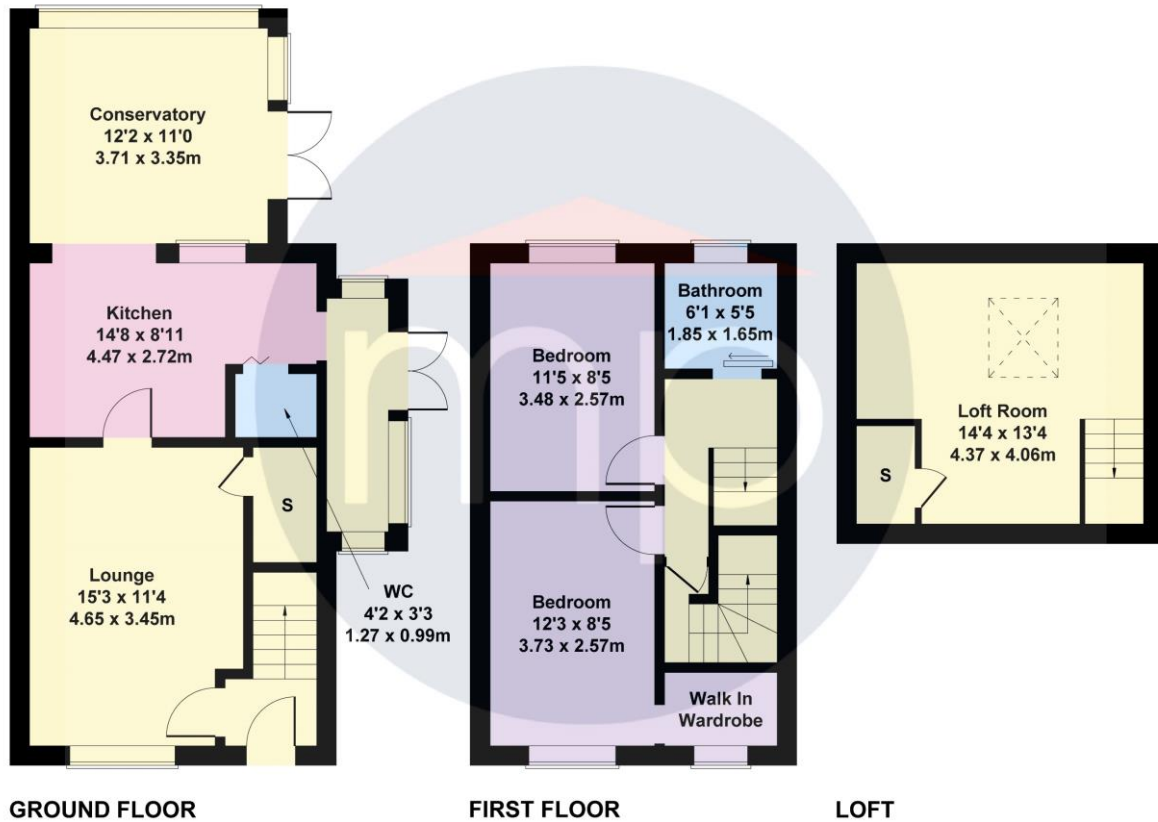


BLAIRGOWRIE, TS8 9XU



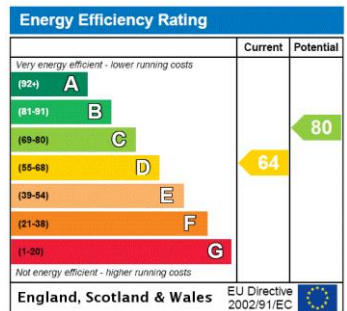
### Blairgowrie

Approximate Gross Internal Area  
1109 sq ft - 103 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.



**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0J5