

CLAREMONT DRIVE, MARTON, MIDDLESBROUGH, TS7 8ND



FOR SALE BY AUCTION

***** Taking Bids Now *****



- ▲ Three/Four Bedroom Detached McInnes Built Bungalow
- ▲ Occupying a Fabulous Corner Plot Within This Sought After Area of Marton
- ▲ No Forward Chain
- ▲ Front, Side & Rear Gardens
- ▲ Double Width Driveway to Double Garage with Electric Door
- ▲ Entrance Porch & Spacious Entrance Hall

- ▲ 20ft Living Room
- ▲ Two First Floor Bedrooms
- ▲ Ample Storage
- ▲ Early Viewing Advised
- ▲ AGENTS NOTE: We have been advised that there is Cleveland Shale in the property. There is a Shale report on file for buyers to view.

Guide Price £230,000

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*** For Sale By Auction ***TAKING BIDS NOW *** Option 2 ***
www.agentspropertyauction.com

1 Claremont Drive is a spacious three/four bedroom detached bungalow occupying a fabulous corner plot with gardens to the front, side and rear elevations, double width driveway and a double garage with electric door. Internally the accommodation briefly comprises an entrance porch, entrance hall, living room, bedroom/dining room, 2nd bedroom, ground floor bathroom and fitted kitchen. To the first floor there are two further double bedrooms and ample storage. Offered for sale with no forward chain. Early viewing is advised.

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GROUND FLOOR

ENTRANCE PORCH - With tiled floor and access to the hallway.

HALLWAY - With staircase to the first floor and cloak cupboard.

LOUNGE - 6.3m x 3.86m (20'8" x 12'8")

Feature stone fireplace with inset fire and dual aspect windows.

KITCHEN - 4.4m x 3.86m (14'5" x 12'8")

With a range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, oven and grill, and electric hob with extractor over. Pantry and storage cupboard housing the Worcester combination boiler and internal door to the garage.

BATHROOM - 2.51m x 2.06m (8'3" x 6'9")

White suite comprising bath, shower cubicle, low level WC, wash hand basin and fully tiled walls.

BEDROOM ONE - 3.78m x 3.38m (12'5" x 11'1")

With built-in wardrobes.

BEDROOM/DINING ROOM - 3.76m x 3.66m (12'4" x 12')

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

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FIRST FLOOR

BEDROOM TWO - 4.06m x 3.78m (13'4" x 12'5")

With built-in wardrobe and storage into the eaves.

BEDROOM THREE - 4.06m x 3.07m (13'4" x 10'1")

With built-in wardrobe and storage into the eaves.

EXTERNALLY

GARDENS - Externally the property occupies a fabulous corner plot with mature gardens to the front, side and rear elevations mainly laid to lawn with tree and bush borders. The rear garden is enclosed and laid to lawn and there are timber sheds to the side elevation.

DOUBLE GARAGE - 6.02m x 4.65m (19'9" x 15'3")

A double width driveway leads to a double garage with electric door, dual aspect windows, rear courtesy door, door to the kitchen and WC.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

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AGENTS REF: - DP/LS/NUN230801/10102023

Council Tax Band: E **Tenure:** Freehold

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

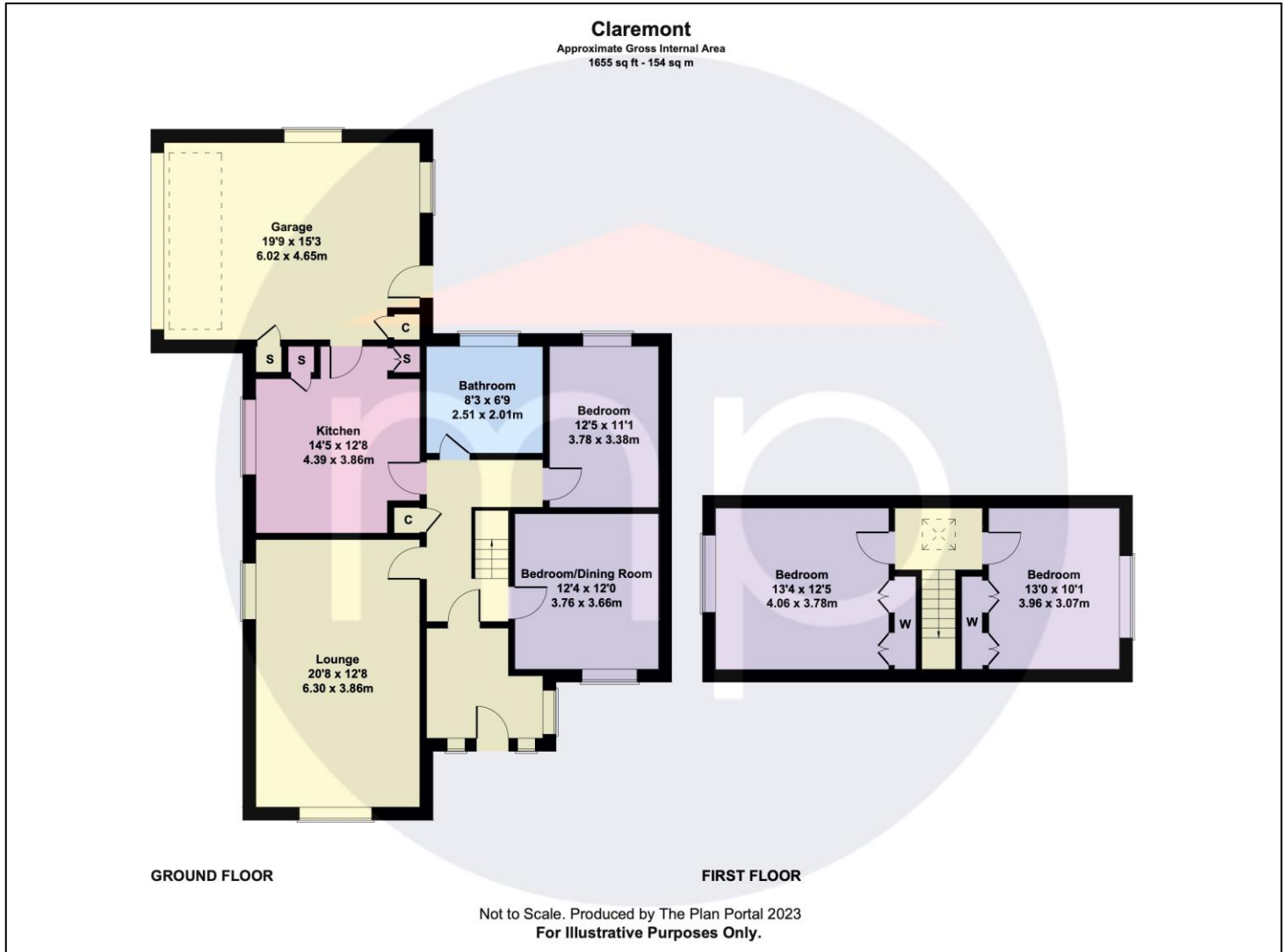




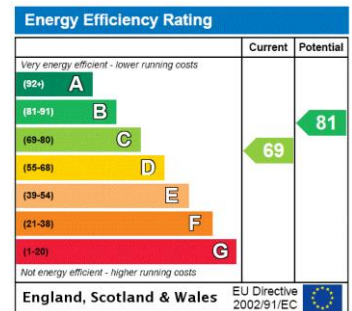
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95 Guisborough Road, Nunthorpe, TS7 0J5