

ORLEANS GROVE, MARTON, MIDDLESBROUGH, TS7 8QH



- ▲ Enjoying A Well Positioned Plot Within This Quiet Cul- De-Sac Location
- ▲ Nearby Well Regarded Schooling & A Range of Amenities
- ▲ Generous Established Gardens to Front & Rear Together with A Double Driveway & Integrated Garage
- ▲ 20ft Double Aspect Lounge & Separate Dining Room
- ▲ Separate Sitting Room, Kitchen & Spacious Utility Room with a Good Range of Fitted Units
- ▲ Ground Floor Cloakroom/WC & Internal Garage Access
- ▲ Four Good Size Bedrooms & Generous Storage
- ▲ Modern Family Bathroom
- ▲ Gas Central Heating & Double Glazing
- ▲ This Property has Huge Potential & Must Be Viewed to be Fully Appreciated

£245,000

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A four bedroom detached family home spread over two floors with over 1,700 internal square footage.

GROUND FLOOR

HALLWAY

LIVING ROOM - 3.45m x 6.13m (11'4" x 20'1")

DINING ROOM - 2.8m x 3m (9'2" x 9'10")

KITCHEN - 2.68m x 3m (8'10" x 9'10")

UTILITY ROOM - 3.13m x 3m (10'3" x 9'10")

SITTING ROOM - 2.9m x 5m (9'6" x 16'5")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4.5m x 3.17m (14'9" x 10'5")

BEDROOM TWO - 4.6m x 2.78m (15'1" x 9'1")

BEDROOM THREE - 2.8m x 3.18m (9'2" x 10'5")

BEDROOM FOUR - 2.8m x 2.8m (9'2" x 9'2")

BATHROOM - 2.8m x 1.67m (9'2" x 5'6")

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

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EXTERNALLY

GARAGE - 3.25m x 5.18m (10'8" x 17')

A double width driveway provides off road parking and leads to a single integrated garage.

GARDENS

Front garden laid to lawn with low maintenance gravelled borders and established shrubs. Side gated access leads to the generous enclosed rear garden laid to lawn with patio area and stepped garden path.

AGENTS REF: - JF/LS/NUN230931/15012024

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

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

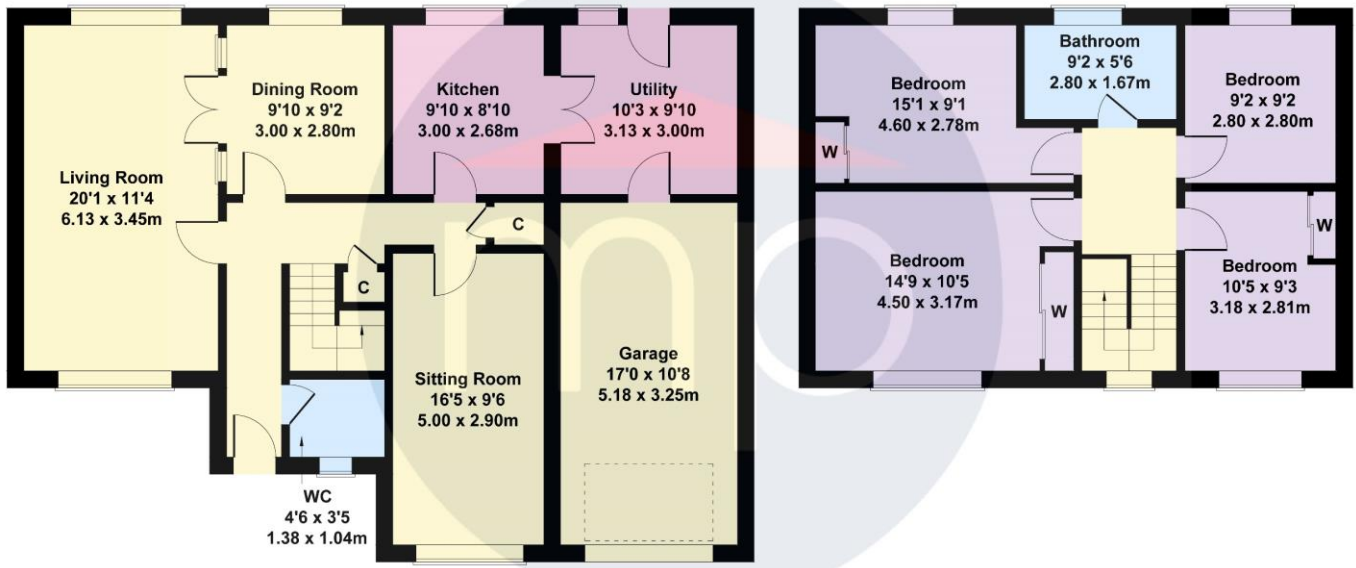


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20 Orleans Close

Approximate Gross Internal Area
1701 sq ft - 158 sq m

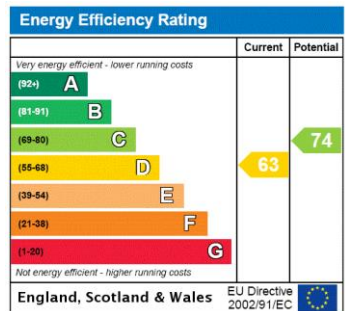


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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