

EAGLE PARK, MARTON, MIDDLESBROUGH, TS8 9NU



- ▲ Modernised Four Bedroom Detached House
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ Open Plan Modern Fitted Kitchen Diner with Integrated Appliances
- ▲ Separate Living Room
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern Refurbished Family Bathroom
- ▲ Driveway to Single Detached Garage
- ▲ Enclosed Rear Garden

Offers Over £225,000

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96 Eagle Park is a four bedroom detached house located within a quiet cul-de-sac in this popular area of Marton and occupies a lovely plot with a printed concrete driveway leading to a single detached garage and there is an enclosed lawned garden to the rear. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, open plan modern fitted kitchen diner with integrated appliances and separate living room. To the first floor there are four generous bedrooms and a modern refurbished family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

With low level WC and wash hand basin.

OPEN PLAN KITCHEN DINER - 4.7m x 4.57m (max) (15'5" x 15' (max))

With a modern range of fitted wall and floor units, complementing work surfaces, electric oven, and electric hob with extractor over, integrated dishwasher and washing machine, fridge, and freezer. External door and French doors to the rear garden.

LIVING ROOM - 5.08m x 3.73m (16'8" x 12'3")

Feature fire surround with inset fire.

FIRST FLOOR

BEDROOM ONE - 3.58m x 2.6m (11'9" x 8'6")

BEDROOM TWO - 3.48m x 2.6m (11'5" x 8'6")

BEDROOM THREE - 4.24m x 2m (13'11" x 6'7")

BEDROOM FOUR - 2.64m x 2m (8'8" x 6'7")

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95 Guisborough Road, Nunthorpe, TS7 0JS

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BATHROOM

Modern refurbished suite comprising low level WC, wash hand basin set in vanity style unit with granite trim, bath with shower over and screen, part tiled walls, tiled walls, spotlighting and heated towel rail.

EXTERNALLY

GARDENS & GARAGE

Externally the property is located within a cul-de-sac and boasts a concrete printed driveway leading to a single detached garage and an open plan front garden. To the rear there is an enclosed garden mainly laid to lawn with a patio area.

AGENTS REF: - DP/LS/NUN230934/05012024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

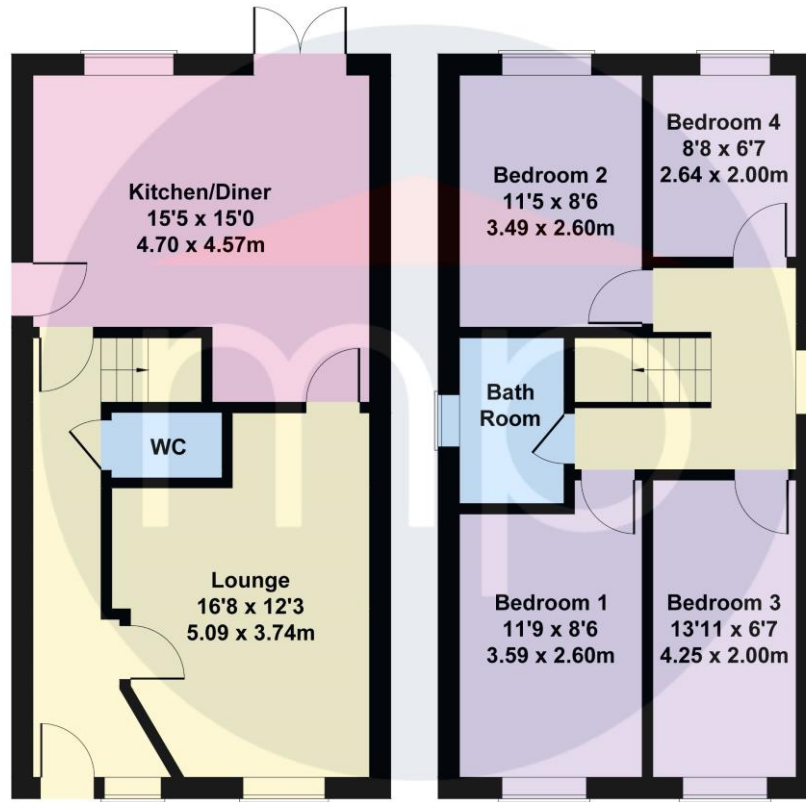


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Eagle Park

Approximate Gross Internal Area
990 sq ft - 92 sq m

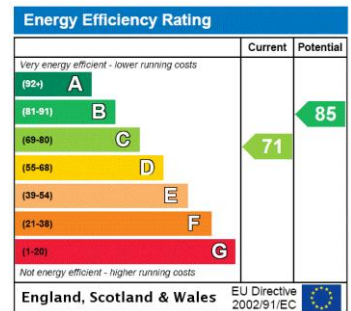


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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