

HAZEL GROVE, MARTON, MIDDLESBROUGH, TS7 8DJ



- ▲ A Spacious Three Bedroom Semi Detached House
- ▲ No Forward Chain
- ▲ Well Presented Accommodation Throughout
- ▲ Spacious Entrance Hall, Ideal Space for A Home Working Area
- ▲ 23ft Living Room Opening to Dining Room
- ▲ 18ft Modern Fitted Kitchen Breakfast Room
- ▲ Ground Floor WC
- ▲ Modern Family Bathroom & Separate WC
- ▲ Private Rear Garden
- ▲ Popular Location
- ▲ Driveway to Single Garage
- ▲ Early Viewing Advised

£165,000

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10 Hazel Grove is well-presented and spacious extended three bedroom semi-detached house located within a popular area of Marton and occupies a lovely plot with front and rear gardens and a driveway to a single garage. Internally the accommodation briefly comprises a spacious entrance hall – ideal for a study, 23ft living room opening to dining area, 18ft modern fitted kitchen breakfast and ground floor WC. To the first floor there are three generous size bedrooms, modern bathroom, and separate WC. Offered for sale with no forward chain. 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/STUDY - 4.04m x 1.57m (13'3" x 5'2")

A spacious entrance hall, ideal for home working with electric points.

LIVING ROOM - 7.16m x 3.6m (23'6" x 11'10")

Opening to ...

DINING ROOM - 3.02m x 2.51m (9'11" x 8'3")

Enjoying views over the rear garden.

KITCHEN BREAKFAST ROOM - 5.46m (17'11") x 3.45m (11'4") into alcove

Featuring a modern range of fitted wall and floor units, complementing work surfaces, plumbing for washing machine, laminate flooring, and rear access door.

CLOAKROOM/WC

With white low level WC, wash hand basin and laminate flooring.

FIRST FLOOR

LANDING

With airing cupboard housing the combination boiler.

BEDROOM ONE - 3.1m (10'2") x 3.58m (11'9") plus alcove

BEDROOM TWO - 3.53m (11'7") into alcove x 2.44m (8')

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM THREE - 2.62m x 2.1m (8'7" x 6'11")

BATHROOM - 2.16m x 1.78m (max) (7'1" x 5'10" (max))

Modern suite comprising P' shaped bath with shower over and screen, contemporary design wash hand basin, tiled walls, and floor.

SEPARATE WC - 1.55m x 0.79m (5'1" x 2'7")

With low level WC and tiled walls and floor.

EXTERNALLY

GARDENS & GARAGE

Lawned front garden and to the rear there is a private garden laid to lawn with gated access to the driveway and single garage.

AGENTS REF: - DP/LS/NUN240028/05022024

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

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Tel: **01642 955625**



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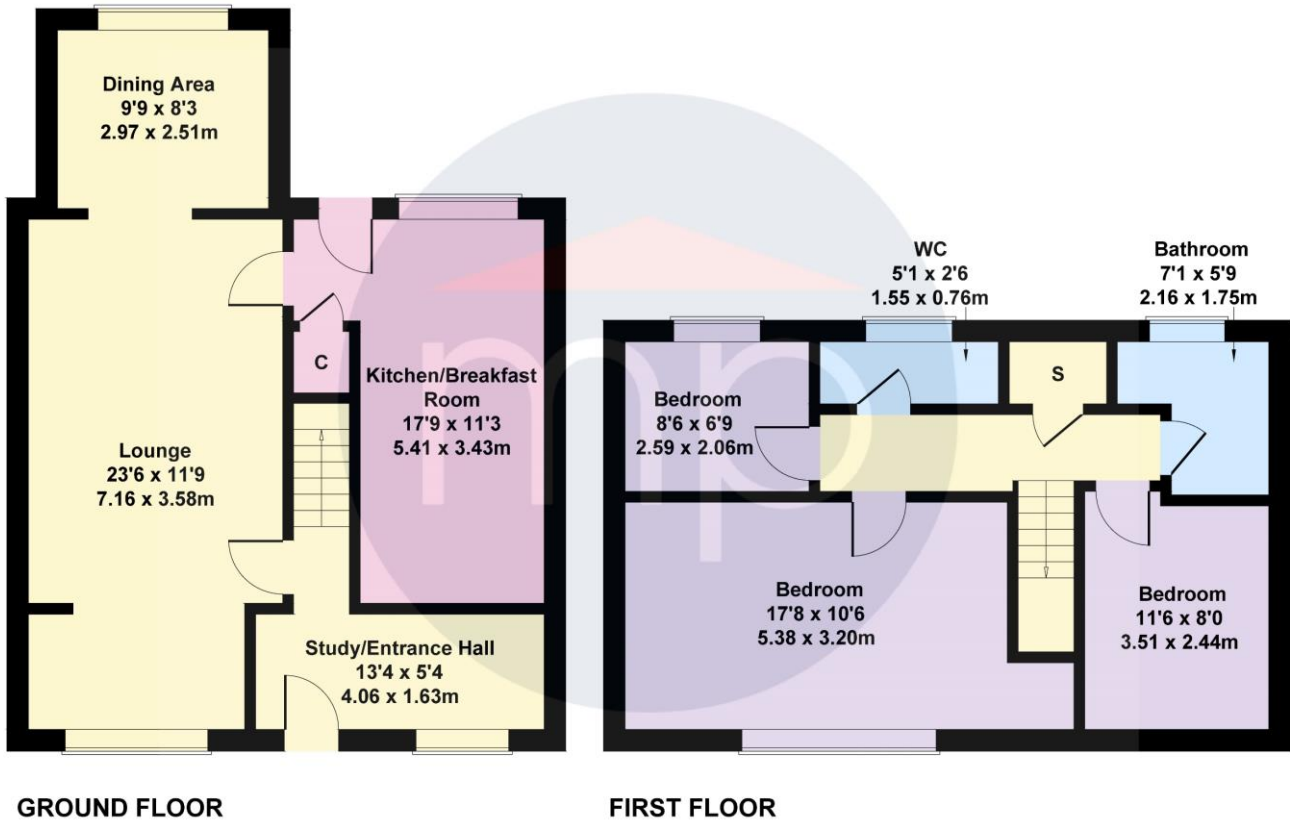
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with a blue neon sign that reads "Michael Poole property consultants". The windows display various property listings and information. The sign is bright and stands out against the dark background of the building and the night sky.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

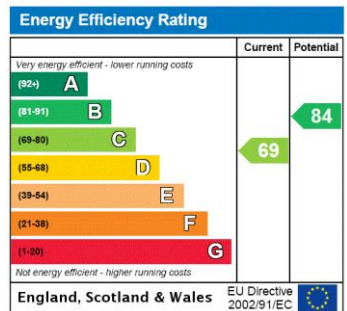
Hazel Grove

Approximate Gross Internal Area
1185 sq ft - 110 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.



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