

MONTROSE CLOSE, MARTON, MIDDLESBROUGH, TS7 8LA



- ▲ A Spacious Four Bedroom Semi Detached House
- ▲ Located Within a Quiet Cul-De-Sac in the Popular Area of Marton
- ▲ Occupying a Lovely Plot with a Block Paved Driveway to Single Garage & Spacious Private Rear Garden with Decked Seating Area & Pergola, An Ideal Space for a Hot Tub & Bar

- ▲ Lounge Opening to Dining Room
- ▲ Fitted Kitchen
- ▲ Ground Floor Bedroom/Playroom
- ▲ Large Master Bedroom with Walk-In Wardrobe
- ▲ Modern 14ft Family Bathroom
- ▲ Early Viewing Advised

£220,000

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10 Montrose Close is a four-bedroom semi-detached property located within a quiet cul-de-sac in the popular area of Marton. The property occupies a lovely plot with a block paved driveway leading to a single garage and a spacious private rear garden with pergola and bar. Internally the accommodation briefly comprises an entrance hall, WC/utility, ground floor playroom/bedroom, dining room, living room, and fitted kitchen. To the first floor there are three bedrooms, the master being 16ft with a walk-in wardrobe and there is a 14ft 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.

BEDROOM/PLAYROOM - 3.4m x 2.2m (11'2" x 7'3")

DINING ROOM - 3.15m x 2.64m (10'4" x 8'8")

With patio door to the rear garden, laminate flooring and opening to the living room.

LIVING ROOM - 5.2m x 3.53m (17'1" x 11'7")

With laminate flooring and feature fire surround with electric fire.

KITCHEN - 4m x 2.51m (13'1" x 8'3")

With a range of fitted wall and floor units, complementing work surfaces, space for an American style fridge freezer, plumbing for dishwasher, tiled splashback, and side external door.

GROUND FLOOR

ENTRANCE HALL - With staircase to the first floor.

WC/UTILITY - 1.98m (6'6") x 2.36m (7'9") into alcove

With low level WC, vanity wash hand basin, plumbing for washing machine, and wall mounted central heating boiler.

FIRST FLOOR

BEDROOM ONE - 4.98m x 4.95m (16'4" x 16'3")

A large master bedroom with walk-in wardrobe.

WALK-IN WARDROBE - 2.26m x 1.07m (7'5" x 3'6")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM TWO - 4.17m (13'8") (max) x 3.53m (11'7") (max)

BEDROOM THREE - 2.51m x 2.5m (8'3" x 8'2")

BATHROOM - 4.27m x 1.37m (14' x 4'6")

Modern suite comprising large shower enclosure, double ended bath, vanity wash hand basin, low level WC, heated towel rail and large storage cupboard.

EXTERNALLY

GARDENS & GARAGE - Externally the property is located within a quiet cul-de-sac and features a block paved driveway leading to a single garage to the front elevation and an open plan garden laid to lawn. To the rear there is a generous size private garden laid to lawn with spacious decked area with pergola, timber shed and bar.

AGENTS REF: - DP/LS/NUN240081/29042024

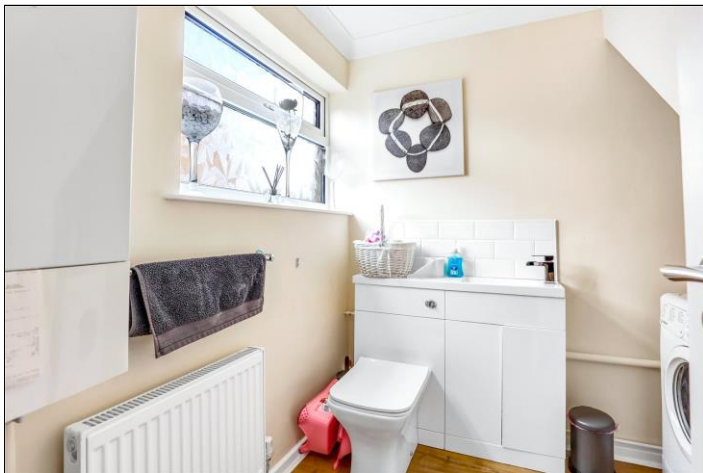
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



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A photograph of the exterior of a Michael Poole property consultants storefront at night. The building has a blue illuminated sign that reads "Michael Poole property consultants". The storefront features large glass windows displaying various property listings and brochures. The interior is lit up, and the overall scene is illuminated by the blue neon light and the warm interior lights.

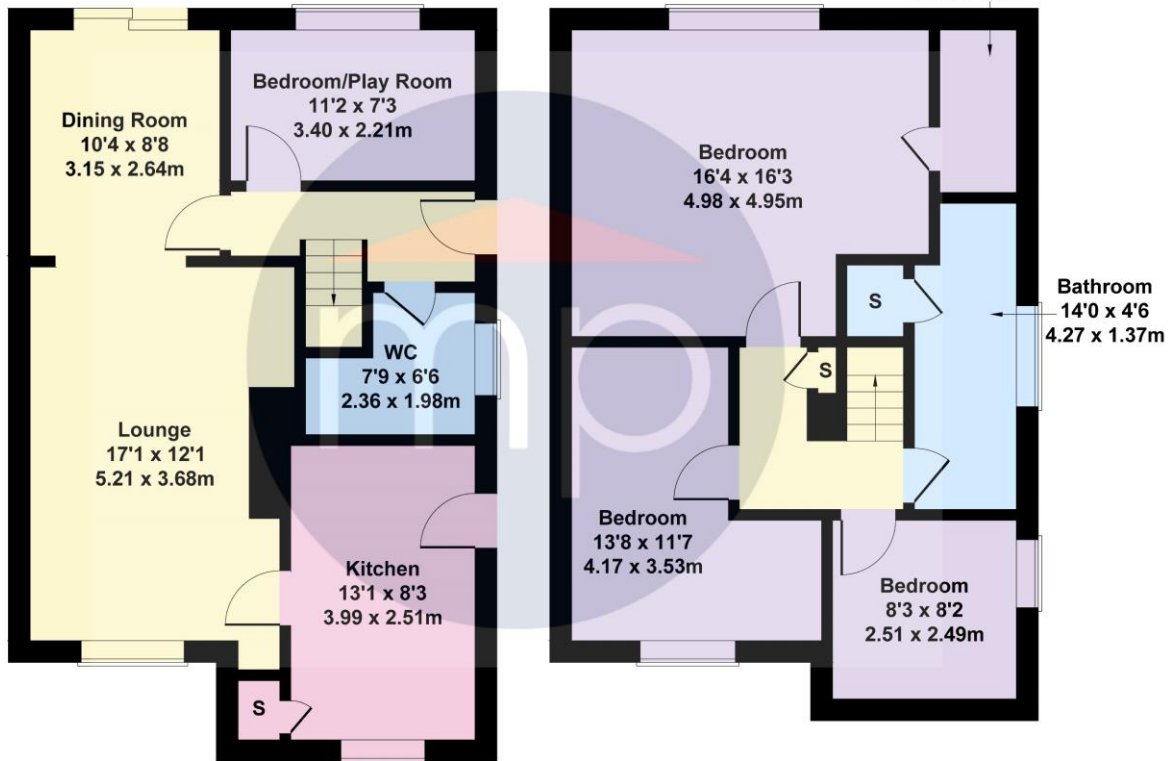
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Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

Montrose close

Approximate Gross Internal Area
1207 sq ft - 112 sq m

Walk In Wardrobe
7'5 x 3'6
2.26 x 1.07m

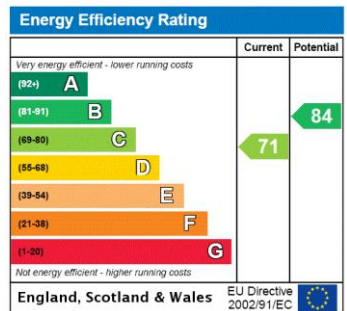


GROUND FLOOR

FIRST FLOOR

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

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