

BOSTON DRIVE, MARTON, MIDDLESBROUGH, TS7 8LZ



- ▲ Located Within a Sought After Area of Marton
- ▲ A Three/Four Bedroom Detached Bungalow
- ▲ Occupying a Lovely Plot with Generous Front & Rear Gardens
- ▲ Block Paved Driveway to Double Garage
- ▲ Modern Fitted Kitchen & Shower Room

- ▲ Versatile Accommodation
- ▲ Living Room
- ▲ Fourth Bedroom Could Be Alternatively Used as a Dining Room
- ▲ Cloakroom/WC
- ▲ No Forward Chain
- ▲ Easy Access to Local Amenities
- ▲ Early Viewing Advised

Offers Over £250,000

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19 Boston Drive is a three/four bedroom detached bungalow occupying a lovely plot with generous front and rear gardens, block paved driveway and double garage. Internally the accommodation briefly comprises a spacious entrance hall, living room, cloakroom/WC, modern fitted kitchen, fourth bedroom/dining room, three further bedrooms and modern shower room. 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

LIVING ROOM - 5.03m x 3.66m (16'6" x 12')
With dual aspect windows.

CLOAKROOM/WC
With low level WC and vanity wash hand basin.

KITCHEN - 3.6m x 2.7m (11'10" x 8'10")

With a modern range of fitted wall and floor units, complementing work surfaces, breakfast bar, and integrated appliances include an oven, microwave, fridge and freezer, dishwasher, and gas hob with extractor over. Tiled splashbacks, spotlights, and side external door.

BEDROOM ONE - 4.11m x 3m (13'6" x 9'10")

With fitted wardrobes and dressing table.

BEDROOM TWO - 3.66m x 3.05m (12' x 10')

BEDROOM THREE - 3.35m x 2.26m (11' x 7'5")

BEDROOM FOUR/DINING ROOM - 3.48m x 2.64m (11'5" x 8'8")

SHOWER ROOM - 2.72m x 2.4m (8'11" x 7'10")

Modern suite comprising double walk-in shower cubicle, wash hand basin and low level WC set into unit with storage. Tiled walls, spotlighting and heated towel rail.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

DOUBLE GARAGE - 5.64m x 4.83m (18'6" x 15'10")

Externally a block paved driveway leads to a double garage with electric door.

GARDENS

Front garden with planted borders and to the rear there is a generous size flat garden with mature flower, shrub and hedge borders.

AGENTS NOTE:

We have been advised that there is Cleveland Shale in the property and in the garage. There is Shale report on file for buyers to view.

AGENTS REF: - DP/LS/NUN240278/25032024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

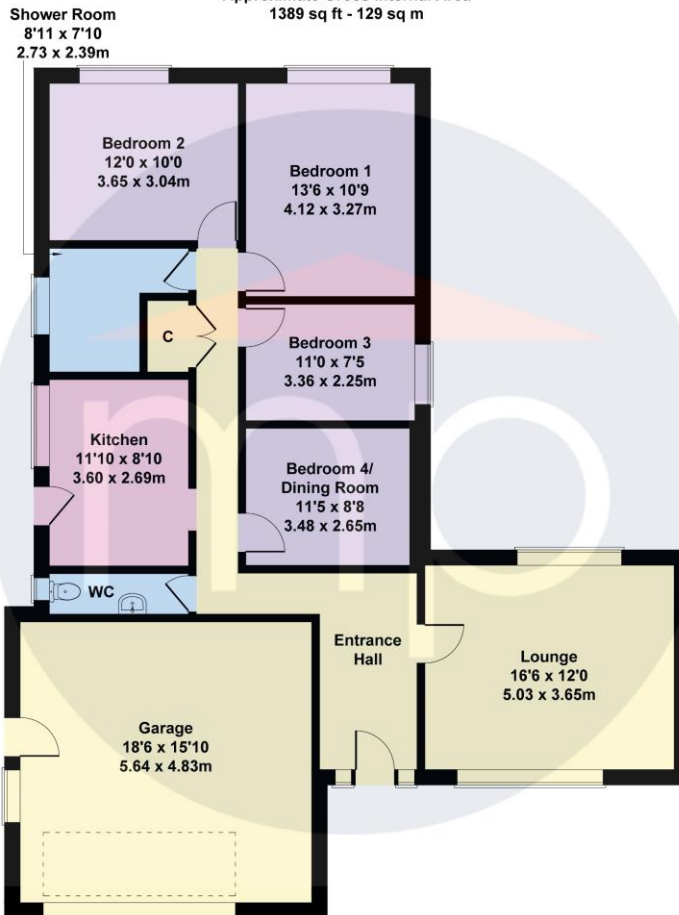


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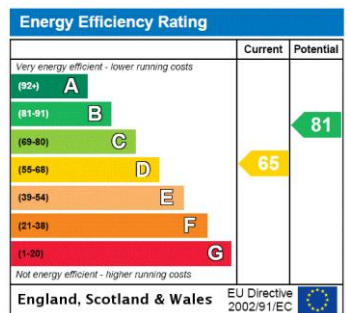
Boston Drive

Approximate Gross Internal Area
1389 sq ft - 129 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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