

## 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 in the region of £270,000**

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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")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## BOSTON DRIVE, TS7 8LZ

### **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.

**AGENTS REF:** - DP/LS/NUN240278/25032024

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

### **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.

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

### **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 NOTES:** - 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.

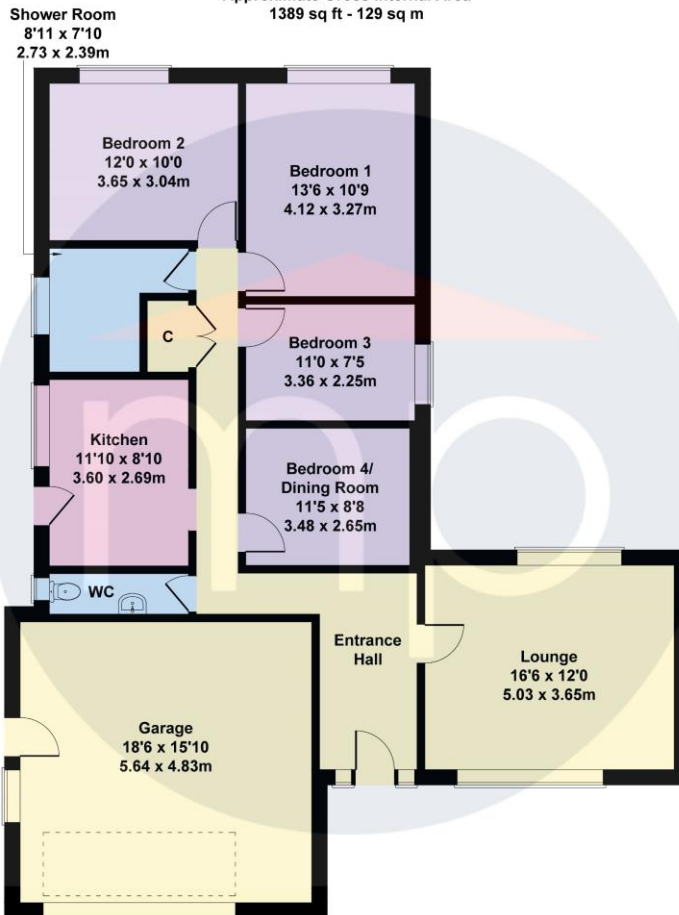


BOSTON DRIVE, TS7 8LZ



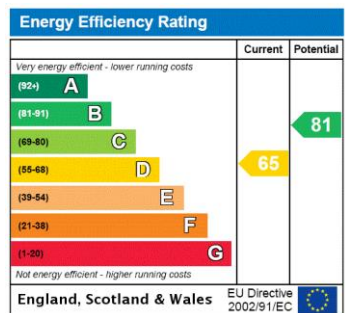
### Boston Drive

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.



**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0J5

Tel 01642 648403	Email shale.testing@gmail.com	Mobile 07989 962610
<h1>SDS</h1>		
<h2>Property Solutions Ltd</h2>		
<b>Site Investigations, Shale &amp; Infill Testing, Geotechnical Laboratory Testing</b>		
21 Richardson Road – Thornaby – Cleveland - TS17 8QA Registered in England No. 8836554		

ST/7443/24

27 March 2024

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ie**IN-FILL DETERMINATION: 19 BOSTON DRIVE – MARTON – TS7 8LZ**

Further to instructions, we have attended the above property and undertaken a series of internal boreholes to establish the nature of the ground floor and underlying deposits.

Details of the boreholes are as follows:

**LOCATION: LIVING ROOM (FRONT)**

0.00 to 0.12m	Suspended timber floor
0.12 to 0.29m	Void
0.29 to 0.40m	Concrete
0.40 to 0.53m	In-fill: Dense Cleveland shale with a little sand and gravel
0.53 to 0.60m	Firm dark brown sandy clay
0.60m	Borehole terminated

**LOCATION: REAR BEDROOM**

0.00 to 0.12m	Suspended timber floor
0.12 to 0.29m	Void
0.29 to 0.41m	Concrete
0.41 to 0.94m	In-fill: Dense Cleveland shale with a little sand and gravel
0.94 to 1.03m	Firm to stiff dark brown sandy clay
0.60m	Borehole terminated

**LOCATION: INTEGRAL GARAGE**

0.00 to 0.10m	Concrete
0.10 to 0.38m	In-fill: Dense Cleveland shale with a little sand and gravel
0.38 to 0.45m	Firm to stiff dark brown slightly sandy clay
0.45m	Borehole terminated

\* Polythene damp proof membrane not present in the boreholes.

The in-fill material was identified as containing Cleveland shale.

A sample was subjected to detailed chemical analysis to determine if it is of an expansive nature.

The analysts' results are as follows:-

A preliminary examination of the sample showed that it consisted of Cleveland shale mixed with about 15% sand and gravel.

The use of certain types of Cleveland shale as fill beneath concrete floor slabs or over-site concrete has resulted in damage due to expansion of the shale. The expansion arises from two causes:-

Firstly, due to the oxidation of finely divided iron pyrites (iron disulphide) in the shale; some of the oxidation products occupy a greater volume than the original iron pyrites, thus causing expansion

Secondly, expansion may occur due to the growth of crystals of Gypsum (calcium sulphate) within the shale, especially between the laminations which are forced apart.

The calcium sulphate is formed as a result of the reaction between sulphuric acid, one of the final products of oxidation of iron pyrites, and acid-soluble calcium in the shale.

The oxidation of iron pyrites is promoted by the access of air and moisture and the latter also enables the calcium sulphate to migrate and crystallise.

A chemical analysis of the separated shale gave the following results:-

Moisture (as received)	5.6 %
	<u>Dry Sample</u>
Acid-soluble sulphates (expressed as SO <sub>3</sub> )	0.78 %
Total Sulphur	0.79 %
≡ SO <sub>3</sub>	1.98 %
Acid-soluble calcium.	1.78 %

#### Description and physical characteristics

The shale was graded in size up to 50mm with about 20% being below 5mm and consisted of mainly soft brittle material mixed with some moderately hard non-laminated material.

Pieces of the former material tended to split into laminations whilst others broke easily in random directions.

Crystals of gypsum and also some deposits of jarosite (an oxidation product of iron pyrites) were observed on the surface of the laminated material.

#### Observations & Conclusions

The shale, as represented by the sample, is of a type which is liable to expansion. The analysis results show that 39% of the total sulphur content has been fully oxidised to sulphate.

There is a possibility of future expansion due to the oxidation of the remaining sulphides and the crystallisation of calcium sulphate. Moisture is necessary for both these processes. The sample, as received, was damp.

Problems have also arisen where similar in-fill materials to those encountered in the boreholes have contained relatively high-water soluble sulphate concentrations, which can give rise to sulphate attack on adjacent concrete causing expansion of the slab and structural damage.

Therefore, samples of the in-fill deposits recovered were subjected to chemical analysis with the following results being obtained:

BOREHOLE LOCATION	DEPTH m	WATER SOLUBLE SULPHATE CONTENT 1:2 SOIL : WATER $\mu$ /litre SO <sub>4</sub>	pH	m/c %
Living room	0.40	0.43	9.1	10
Rear bed	0.41	0.18	9.0	5.6
Garage	0.10	1.02	8.7	3.8

The tests were carried out in accordance with BS 1377: part 3: 1990, test 5.5 – Determination of sulphate content of soil and ground water – gravimetric method for analysis of water extract or ground water.

The above results indicate that the sulphate levels in the fill material, as represented by the sample are below the level (1.20g/l) where sulphate attack would normally be considered a risk.

The evidence of this investigation indicates that there is a risk of shale heave due to the expansive nature of the Cleveland shale.

We must point out that the findings of this investigation are based on the information revealed at the borehole positions. We cannot accept any responsibility if conditions elsewhere beneath the floors of the property differ from those encountered in the boreholes.

Yours Faithfully



C MARRIOTT  
SDS