

HAWKSTONE, MARTON, MIDDLESBROUGH, TS8 9XJ



- ▲ A Spacious Detached House with Three Double Bedrooms
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Modern Recently Fitted Kitchen
- ▲ Two Reception Rooms
- ▲ Ground Floor WC

- ▲ Part Converted Garage Now Offering Utility Area
- ▲ Enclosed Rear Garden
- ▲ Double Width Block Paved Driveway to Remainder of Garage with Insulated Electric Door

£230,000

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50 Hawkstone is a well presented three-bedroom detached house occupying a lovely plot within this popular area of Marton. Externally there is a double width block paved driveway leading to the remainder of the garage with an insulated electric door and there is an enclosed, well-maintained rear garden. Internally the accommodation briefly comprises an entrance porch, living room, inner hallway with access to the part converted garage now offering a utility area, ground floor WC, recently refurbished modern fitted kitchen, and a separate dining room. To the first floor there are three double bedrooms, master with en-suite shower room and a separate family bathroom. Please call our Nunthorpe Office to arrange your viewing appointment.

INNER HALLWAY - With side external door and internal door to the part converted garage which now offers a utility area.

UTILITY AREA - 2.44m x 1.83m (8' x 6')

With space for a dryer and access to the remainder of the garage.

KITCHEN - 3.1m x 2.64m (10'2" x 8'8")

Recently refurbished with a modern range of fitted wall and floor units, complementing work surfaces, plumbing for washing machine, electric oven, and gas hob with extractor over.

DINING ROOM - 3.8m x 2.6m (12'6" x 8'6")

With French doors to the enclosed rear garden.

GROUND FLOOR

ENTRANCE PORCH - With composite entrance door.

LIVING ROOM - 4.95m x 3.3m (16'3" x 10'10")

With feature fire surround with inset fire.

FIRST FLOOR

MASTER BEDROOM - 5.26m x 3.02m (17'3" x 9'11")

With two sets of built-in wardrobes.

EN-SUITE SHOWER ROOM - Comprising shower cubicle, low level WC, wash hand basin, and chrome heated towel rail.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM TWO - 4.11m x 2.8m (13'6" x 9'2")

AGENTS REF: - DP/LS/NUN240377/10042024

BEDROOM THREE - 3.1m x 2.87m (10'2" x 9'5")

BATHROOM - 2.72m x 1.78m (8'11" x 5'10")

Comprising panelled bath, wash hand basin, and low-level WC.

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

EXTERNALLY

PARKING - Externally there is a double width block paved driveway leading to the remainder of the garage.

REMAINDER OF GARAGE - 3.23m x 2.44m (10'7" x 8')

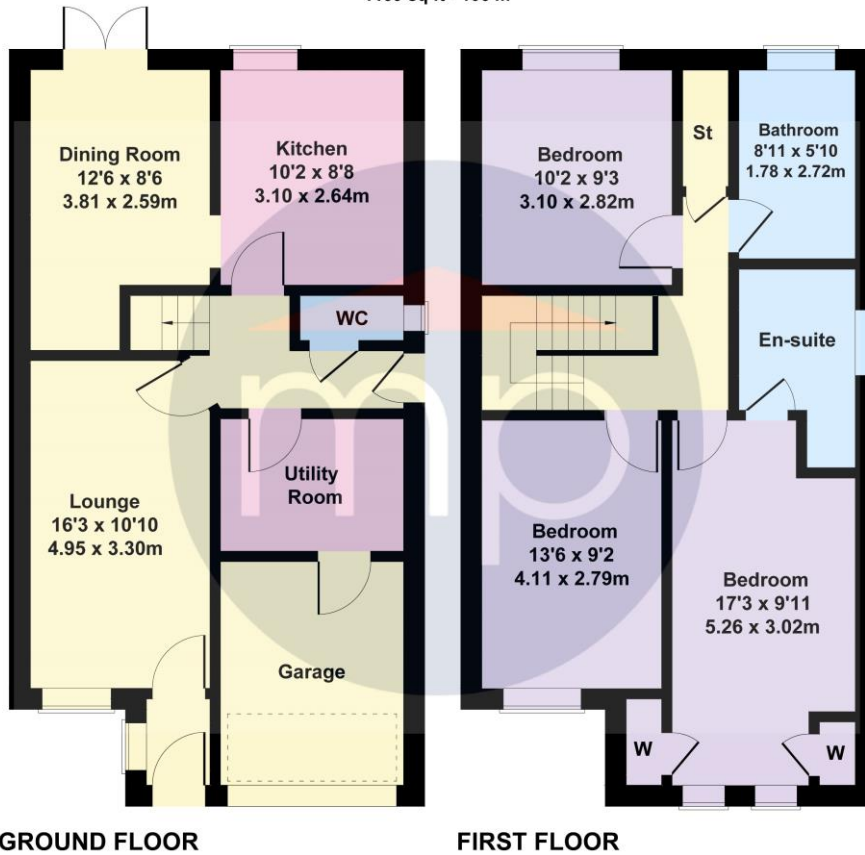
With electric insulated door.

REAR GARDEN - To the rear there is an enclosed garden with patio, lawn and well stocked borders.



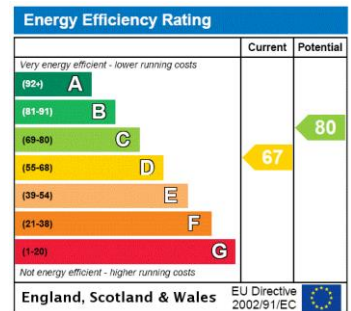
Hawk Stone

Approximate Gross Internal Area
1139 sq ft - 106 m



Not to Scale. Produced by The Plan Portal 2024
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