

CRANBROOK, MARTON, MIDDLESBROUGH, TS8 9XH



- ▲ Three-Bedroomed Detached House
- ▲ Occupying a Fabulous Plot Within Quiet Cul-De-Sac in The Is Popular Area of Marton
- ▲ Private Spacious Rear Garden
- ▲ Driveway to Single Garage
- ▲ Recently Decorated Throughout
- ▲ Two Reception Rooms
- ▲ Spacious Fitted Kitchen/Breakfast Room
- ▲ Utility Room
- ▲ Cloakroom/WC
- ▲ Master Bedroom with Modern En Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ No Forward Chain

£200,000

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Presented to a high standard, recently decorated from top to bottom including new bathrooms and en suite shower room, cloakroom/wc.

This three-bedroomed detached house occupies a fabulous plot within a quiet cul-de-sac with a large private rear garden. Additional features include two reception rooms, spacious kitchen/breakfast room, master bedroom with en suite shower room, and offered for sale with NO FORWARD CHAIN. Please call our Nunthorpe Office to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

With staircase to first floor.

LOUNGE - 4.06m x 4.06m (13'4" x 13'4")

With fire surround and inset fire, understairs cupboard. Opening to...

DINING ROOM - 2.8m x 2.34m (9'2" x 7'8")

With French doors onto the private spacious garden.

KITCHEN/BREAKFAST ROOM - 3.76m x 2.34m (12'4" x 7'8")

With a range of maple wood style wall and floor units, complimentary work surfaces, recently fitted electric oven and electric hob with over extractor, space for fridge/freezer, tiled floor, access to the utility room.

UTILITY ROOM - 3.15m x 1.24m (10'4" x 4'1")

Plumbed for washer and dryer, wall mounted gas fired central heating boiler, and rear external door.

CLOAKROOM/WC

With a recently fitted suite with low-level wc, vanity washbasin and tiled splashbacks.

FIRST FLOOR

LANDING

With access to the loft and built-in airing cupboard.

MASTER BEDROOM - 2.84m x 2.67m (9'4" x 8'9")

With built-in wardrobes.

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EN SUITE SHOWER ROOM

Newly fitted suite with shower cubicle, vanity wash basin, low-level wc, part tiled walls.

BEDROOM 2 - 3.07m x 2.64m (10'1" x 8'8")

BEDROOM 3 - 2.13m (7') x 1.83m (6') plus depth of recess.

FAMILY BATHROOM

Modern white suite with bath, low-level wc, vanity wash handbasin, and part tiled walls.

EXTERNALLY

Located within a quiet cul-de-sac with a driveway offering parking for approximately two cars gives access to the integral garage with up and over door and electric lighting. To the rear is generous sized private walled rear garden laid to lawn with gravelled and patio areas.

AGENTS REF: - DP/GD/NUN240456/26042024

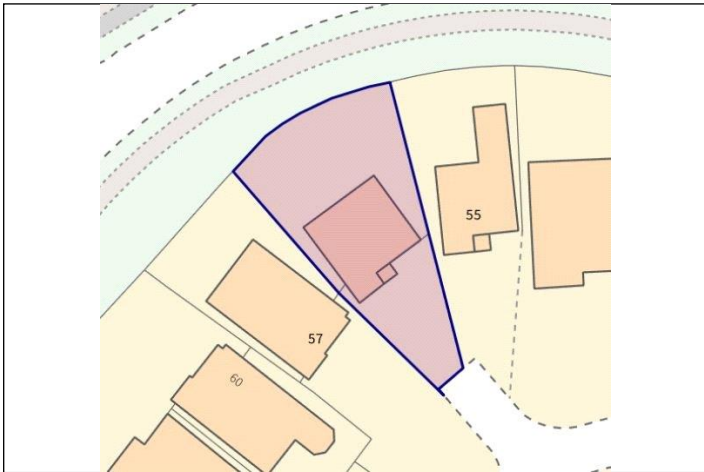
Council Tax Band: D **Tenure:** Freehold

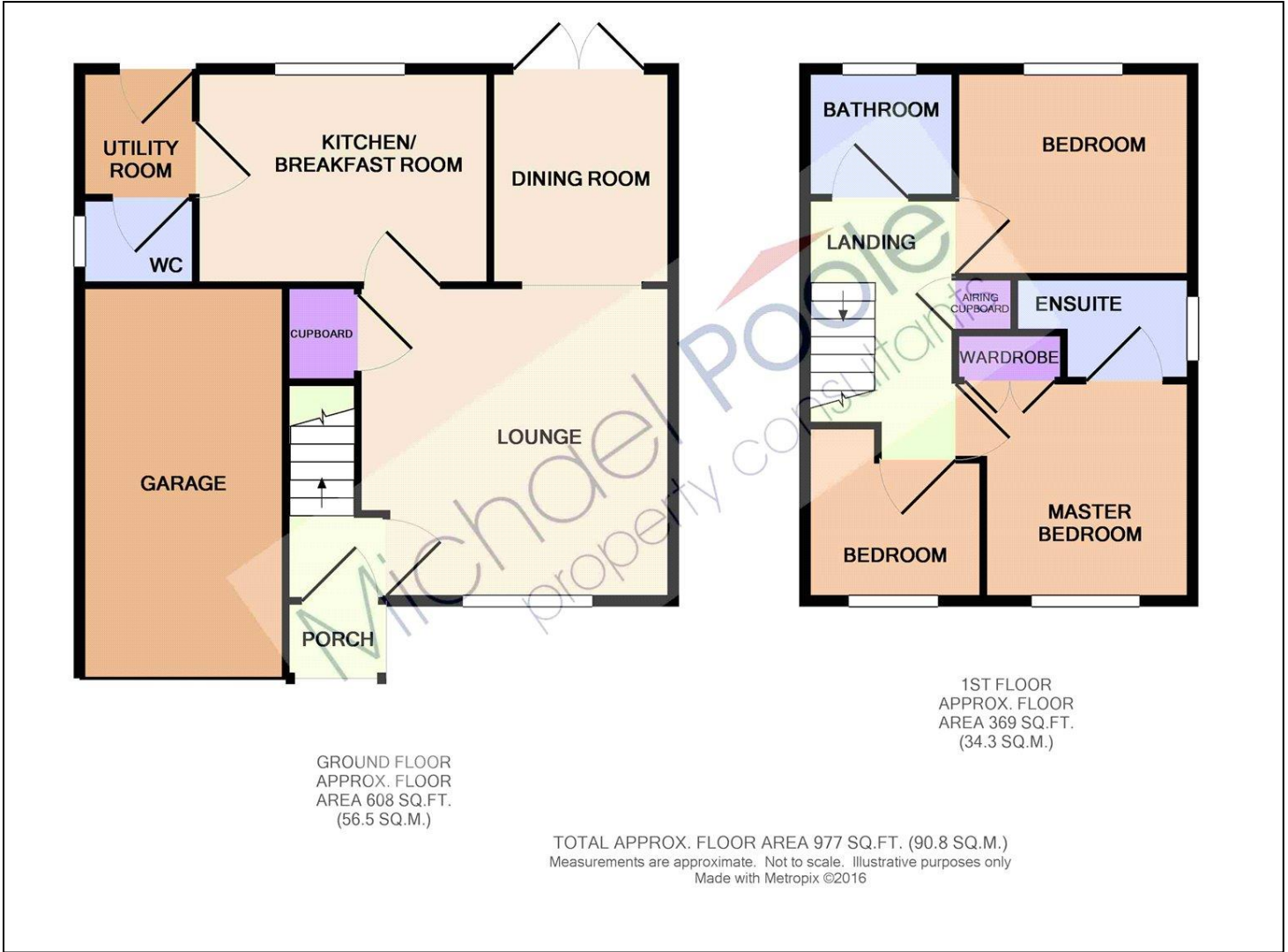
TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

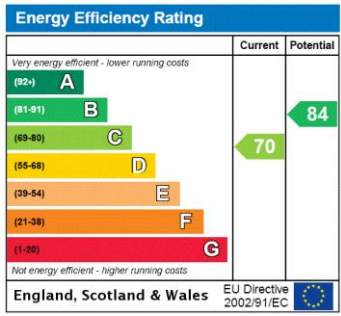


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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