

## ST CUTHBERT AVENUE, MARTON, MIDDLESBROUGH, TS7 8RG



- ▲ A Stunning Four Bedroom Detached Residence
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ Large Extended Open Plan Kitchen/Dining/Family Room to the Rear Elevation with Bi-Folding Doors & Skylights
- ▲ Separate Living Room with Bay Window
- ▲ Converted Garage to Offer Additional Office/Playroom
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern En-Suite Shower Room & Modern Family Bathroom
- ▲ Easy to Maintain Landscaped Rear Garden, Ideal for Entertaining
- ▲ Double Width Driveway
- ▲ Early Viewing Advised

**Offers Over £345,000**

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A beautifully presented and extended four bedroom detached home located within this popular area of Marton and featuring a large extended open plan kitchen/dining/family room with a stunning range of units and bi-folding doors to the rear garden.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With Herringbone style flooring, spotlighting, staircase to the first floor and double doors open to the lounge.

### **LOUNGE - 5.64m x 3.5m (18'6" x 11'6")**

With bay window to the front elevation, spotlighting and double doors to the open plan kitchen.

### **OFFICE/PLAYROOM - 4.95m x 2.54m (16'3" x 8'4")**

Converted garage to provide an office/playroom with spotlighting and tiled floor.

### **GROUND FLOOR WC - 1.78m x 1.1m (5'10" x 3'7")**

With low level WC and wash hand basin.

### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 8.23m (27') (max) x 7.92m (26') (max)**

A stunning open plan area that has been extended by the current owners and features a modern range of fitted wall and floor units, complementing work surface, double oven, microwave and warming tray, five ring gas hob with extractor over, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Tiled floor, vaulted ceiling with spotlighting, LED plinth lighting, breakfast bar and bi-folding doors and two large skylights flood area with natural light.

## **FIRST FLOOR**

### **BEDROOM ONE - 4.45m x 4.1m (14'7" x 13'5")**

### **EN-SUITE SHOWER ROOM - 2.44m x 1.96m (8' x 6'5")**

Modern suite comprising shower cubicle, low level WC, wash hand basin, tiled floor and part tiled walls.

### **BEDROOM TWO - 3.86m x 3.28m (12'8" x 10'9")**

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### **BEDROOM THREE - 4.37m x 2.4m (14'4" x 7'10")**

With built-in wardrobe.

### **BEDROOM FOUR - 3.76m x 3.2m (12'4" x 10'6")**

With built-in storage.

### **BATHROOM - 2.5m x 1.7m (8'2" x 5'7")**

White three-piece suite comprising bath with shower over and screen, low level WC, wash hand basin and part tiled walls.

**AGENTS REF:** - DP/LS/COU140200/07082026

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

### **EXTERNALLY**

**PARKING & GARDEN** - Externally the property is located within a quiet cul-de-sac and features a double width block paved driveway and to the rear there is a well-maintained easy to maintain landscaped garden with individual decked areas, astro turf and patio.

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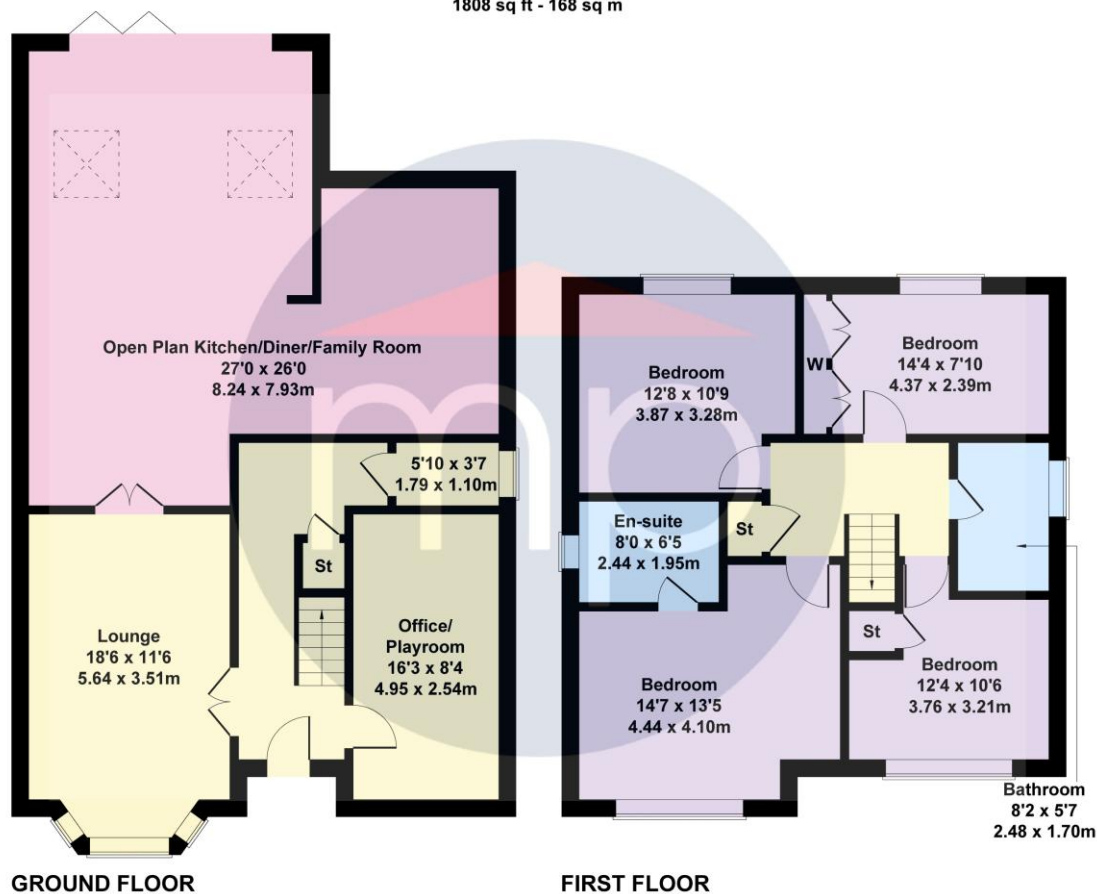


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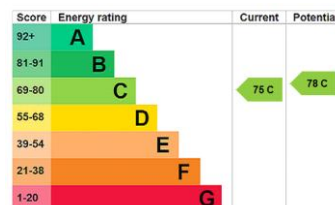
## St Cuthberts Ave

Approximate Gross Internal Area  
1808 sq ft - 168 sq m



Not to Scale. Produced by The Plan Portal 2026  
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