

CAMPION GROVE, MARTON MANOR, MIDDLESBROUGH, TS7 8SL



- ▲ A Two Bedroom Semi Detached House
- ▲ Located Within the Popular Area of Marton Manor
- ▲ Well Presented Accommodation
- ▲ Smart Fitted Kitchen Breakfast Room
- ▲ Spacious Living Room
- ▲ Two Double Bedrooms, Master with Built-In Wardrobes
- ▲ Modern Family Bathroom
- ▲ Enclosed Private Rear Garden
- ▲ Driveway to Single Garage

Offers Over £140,000

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A well-presented two bedroom semi-detached house located within the popular area of Marton Manor. Features include a spacious living room, smart fitted kitchen, two double bedrooms, master with fitted wardrobes, modern bathroom, enclosed private rear garden and driveway to single garage. Early viewing is advised to avoid disappointment.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.26m x 3.94m (17'3" x 12'11")

Feature fire surround with inset fire and staircase to the first floor.

KITCHEN - 3.94m x 2.74m (12'11" x 9')

With a smart range of fitted wall and floor units, space for cooker with extractor hood, integrated fridge and freezer, plumbing for washing machine and rear external door.

FIRST FLOOR

BEDROOM ONE - 3.94m x 2.77m (12'11" x 9'1")

With fitted wardrobe.

BEDROOM TWO - 3.94m x 3.6m (12'11" x 11'10")

BATHROOM - 2.46m x 1.37m (8'1" x 4'6")

Modern white suite comprising bath with shower attachment and screen, vanity wash hand basin, low level WC, storage cupboard and heated towel rail.

EXTERNALLY

GARDENS, PARKING & GARAGE

Externally to the front there is an open plan garden, driveway to single garage and to the rear there is an enclosed private garden with lawn and patio area.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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AGENTS REF: - DP/LS/ING260263/18052026

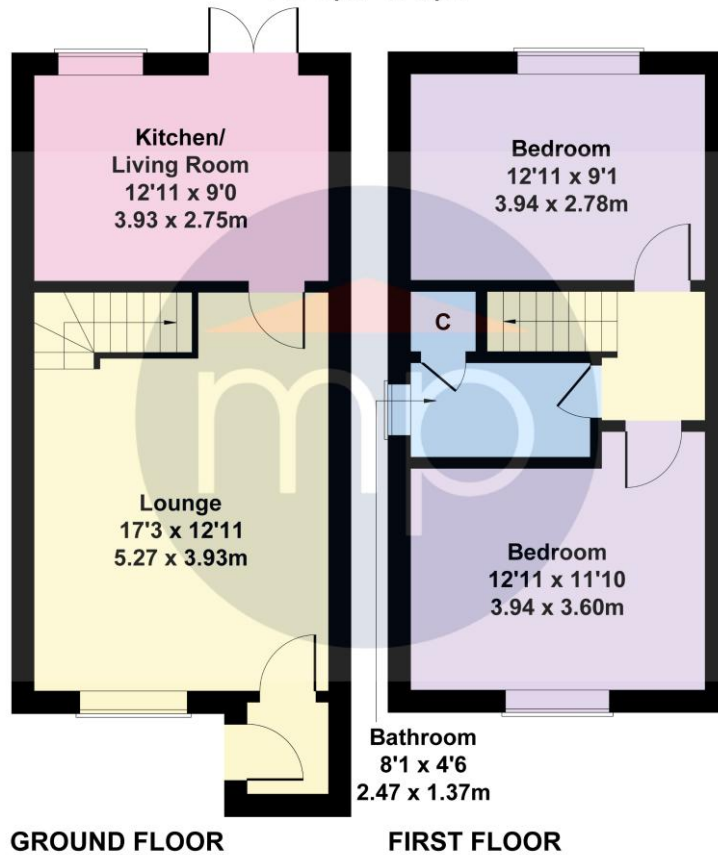
Council Tax Band: B **Tenure:** Freehold

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Campion

Approximate Gross Internal Area
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026
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