

# GOLD COURT, CLAIRVILLE GRANGE, MIDDLESBROUGH, TS4 2WD



- ▲ A Superb Modern Four Bedroom Detached Family Home
- ▲ Walking Distance of Good Schooling, Shops as Well As A66 & James Cook University Hospital
- ▲ Off Street Parking on A Block Paved Driveway a Well as Detached Double Garage

- ▲ Four Good Sized Double Bedrooms
- ▲ Rear Garden with Lawn & Patio
- ▲ Master Bedroom En-Suite Shower Room
- ▲ Modern Kitchen/Diner with High Gloss Units & Fitted Appliances
- ▲ UPVC Double Glazed Windows & Gas Central Heating with A Combi Boiler

**£240,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Sure to be of interest to a growing family needing some more space, this family home offers four bedrooms which will suit a growing family!

The property is within walking distance of local shops as well as good schooling and the A66 and James Cook University Hospital.

Notable features include a contemporary modern kitchen with high gloss units and fitted appliances, master bedroom with a shower room en-suite, detached double garage and off street parking on a block paved driveway, rear garden with a lawn and patio, UPVC double glazed windows, gas central heating with a combi boiler and four good sized bedrooms.

The property comprises entrance hall, lounge, kitchen/diner and handy ground floor WC. On the first floor there are four bedrooms with the master having an en-suite shower room and there is a separate family bathroom. Externally there is parking on a block paved driveway for multiple cars with access to the detached double garage and a well-kept rear garden with lawn and patio area.

### **GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door, radiator and staircase to the first floor.

**WC** - With close coupled WC, pedestal wash hand basin with mixer tap and radiator.

**LOUNGE - 4.3m x 3.9m (14'1" x 12'10")**  
With radiator.

**KITCHEN DINER - 5.4m x 3.5m (17'9" x 11'6")**  
With cream high gloss wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, washing machine and dishwasher, storage cupboard, radiator and UPVC door to the rear garden.

### **FIRST FLOOR**

**LANDING** - With loft access, storage cupboard and a radiator.

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# GOLD COURT, TS4 2WD

## **BEDROOM ONE - 3.9m x 3.1m (12'10" x 10'2")**

With radiator.

## **EN-SUITE - 1.8m x 1.6m (5'11" x 5'3")**

With close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, radiator and extractor fan.

## **BEDROOM TWO - 3.5m x 2.6m (11'6" x 8'6")**

With radiator.

## **BEDROOM THREE - 3.6m x 1.8m (11'10" x 5'11")**

With radiator.

## **BEDROOM FOUR - 2.6m x 2.5m (8'6" x 8'2")**

With radiator.

## **BATHROOM - 2.4m x 2.1m (7'10" x 6'11")**

With close coupled WC, pedestal wash hand basin with mixer tap, bath, extractor fan and radiator.

## **EXTERNALLY**

**PARKING, DOUBLE GARAGE & GARDEN** - To the front there is off street parking for multiple cars on a block paved driveway leading to the detached double garage. To the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/MID210056/17042026

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

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

Tel: **01642 254222**

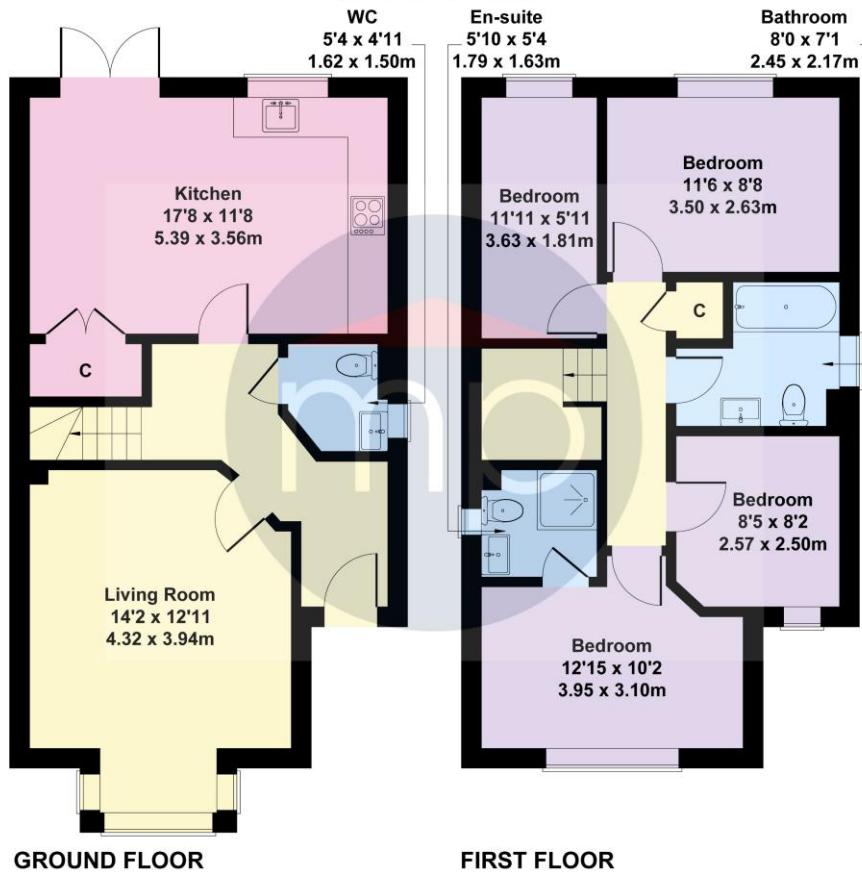


GOLD COURT, TS4 2WD



### 10 Gold Court

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2026  
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 Middlesbrough Office on Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH