

# 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**

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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

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## **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/ID210056/17042026

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**Council Tax Band:** D

**Tenure:** Freehold

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

Tel: **01642 254222**

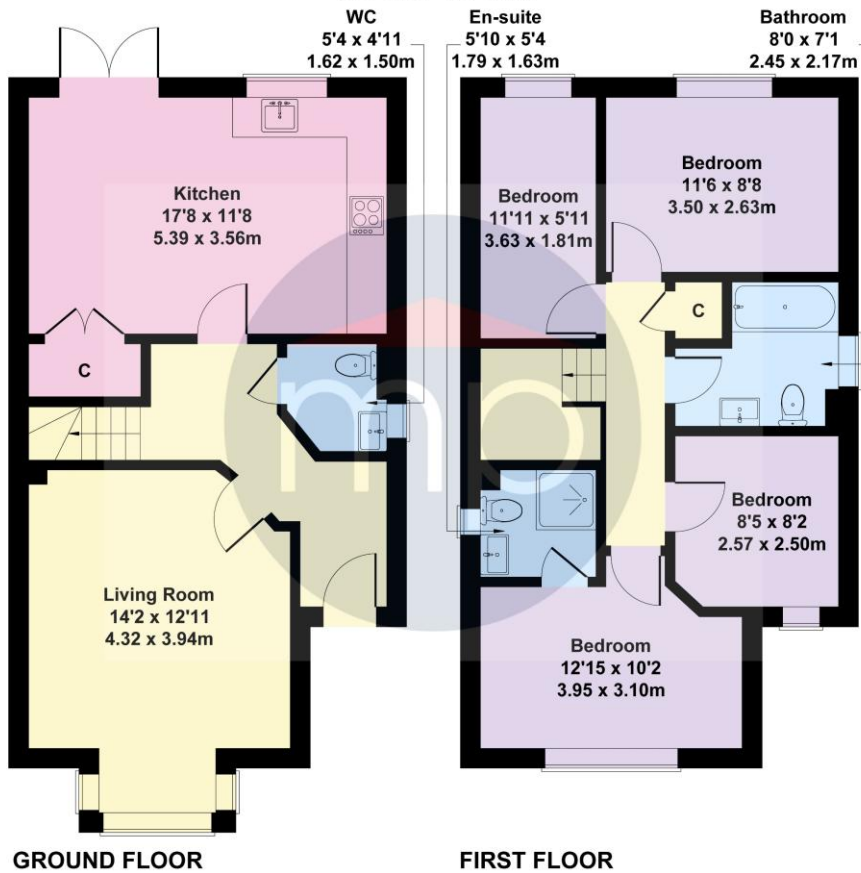


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### 10 Gold Court

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2026  
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