

## FAIRWOOD PARK, MARTON, MIDDLESBROUGH, TS8 9XP



- ▲ No Forward Chain
- ▲ A Well Presented Two Bedroom Semi Detached House
- ▲ Occupying a Lovely Plot Within a Quiet Cul-De-Sac
- ▲ Spacious Living Room Opening to Contemporary Conservatory Enjoying Views Over the Private Rear Garden
- ▲ Black Paved Driveway Offering Parking for a Number of Cars
- ▲ Well Presented Accommodation Throughout
- ▲ Two Double Bedrooms, Master with Built-in Wardrobes
- ▲ Early Viewing Recommended

**£167,000**

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Offered for sale with no forward chain, a well-presented two bedroom semi-detached house located within a quiet cul-de-sac in this popular area of Marton. Features include a large block paved driveway, spacious living room with French doors giving access to a contemporary conservatory enjoying pleasant views over the rear garden and two double bedrooms, master with built-in wardrobes. Please call our Nunthorpe office to arrange a viewing at your earliest convenience.

**LOUNGE - 4.01m x 4.34m (13'2" x 14'3")**

With attractive fire surround and French doors opening to the conservatory.

**CONTEMPORARY CONSERVATORY - 3.48m x 2.87m (11'5" x 9'5")**

With two large skylights and French doors opening to the rear garden.

**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor.

**KITCHEN - 4.6m x 1.98m (15'1" x 6'6")**

With a smart range of fitted wall and floor units, complementing work surfaces, double oven, gas hob with extractor over, plumbing for washing machine, space for fridge and freezer, tiled splashbacks and a large picture window floods the room with natural light.

**FIRST FLOOR**

**LANDING**

With storage cupboard.

**BEDROOM ONE - 4.01m (13'2") into wardrobe x 3.23m (10'7")**

With built-in wardrobe and over lighting.

**BEDROOM TWO - 4.01m x 3.43m (13'2" x 11'3")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **BATHROOM**

White suite comprising bath with shower over, low level WC, bowl vanity style basin, part tiled walls and chrome heated towel rail.

### **EXTERNALLY**

### **PARKING & GARDEN**

Externally the property is located within a quiet cul-de-sac and features a large block paved driveway and to the rear there is an enclosed private garden with patio, lawn and storage space to the side elevation.

**AGENTS REF:** - DP/LS/NUN200180/05022026

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

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Tel: **01642 955625**



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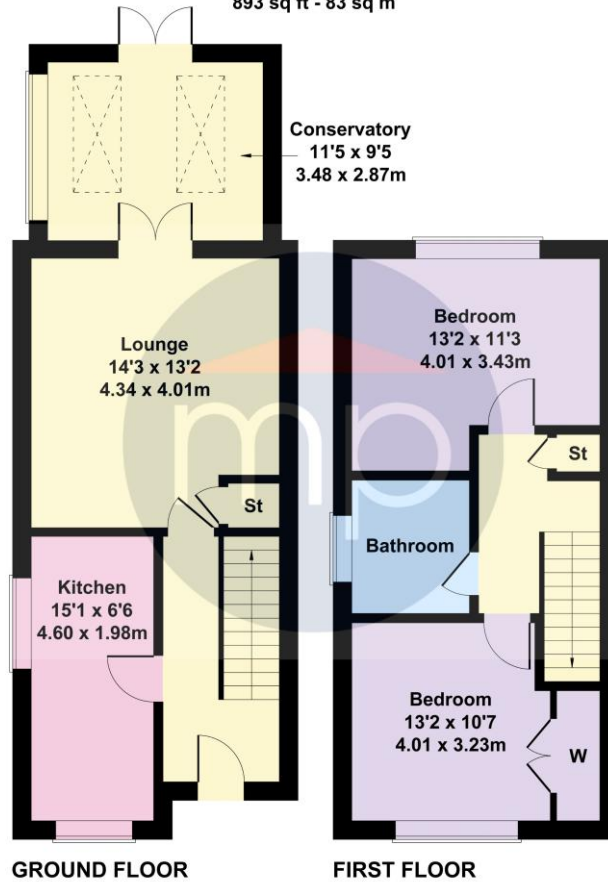
A photograph of the storefront for Michael Poole property consultants at night. The building has a blue neon sign above the entrance that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

### 22 Fairwood Park

Approximate Gross Internal Area  
893 sq ft - 83 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 be 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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