

# CAMPION GROVE, MARTON MANOR, MIDDLESBROUGH, TS7 8SJ



- ▲ A Stunning Three Bedroom Semi Detached House
- ▲ Presented to a High Standard Throughout
- ▲ Easy Access to James Cook Hospital & Stewart Park
- ▲ Open Plan Kitchen Diner
- ▲ Modern Family Bathroom
- ▲ Private Rear Garden
- ▲ Driveway & Single Garage
- ▲ Early Viewing Advised

**£165,000**

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Early viewing is advised on this beautifully presented three bedroom semi-detached house with well-planned modern accommodation throughout. Features include an open plan kitchen diner, modern family bathroom, private rear garden, single garage and easy access to James Cook Hospital and Stewart Park.

**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor.

**LIVING ROOM - 4.06m x 3.73m (13'4" x 12'3")**

With feature panelled wall and opening to ...

**KITCHEN DINER - 4.78m x 3.15m (15'8" x 10'4")**

With a modern range of fitted wall and floor units, complementing work surfaces, space for fridge and freezer, integrated electric oven and hob with extractor over, spotlighting and French doors open to the private rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 4.67m x 2.62m (15'4" x 8'7")**

**BEDROOM TWO - 2.77m x 2.82m (9'1" x 9'3")**

**BEDROOM THREE - 3.18m x 1.93m (10'5" x 6'4")**

**FAMILY BATHROOM - 1.78m x 1.83m (5'10" x 6')**

Modern white suite comprising bath with shower over and screen, vanity wash hand basin, low level WC and tiled walls.

**EXTERNALLY**

**GARDENS, PARKING & GARAGE** - Externally there is a front garden, driveway to single garage and to the rear there is an enclosed landscaped private garden with patio and astro turf.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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**SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - DP/LS/NUN220145/04022026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on  
Tel: 01642 955625

A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The storefront is lit up, and the interior is visible through the glass windows.

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