

# MARTON MOOR ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0BH



- ▲ A Stunning Four Bedroom Edwardian Semi-Detached Property
- ▲ Refurbished from Top to Bottom with No Expense Spared
- ▲ Offering 3,025 Sq. Ft of Accommodation
- ▲ Located Within One of Nunthorpe's Most Sought After Roads
- ▲ Easy Access to Local Amenities & Transport Links
- ▲ Stunning Bespoke Fitted Kitchen with Central Island & Bi-Folding Doors
- ▲ Grand Entrance Hall & Three Spacious Reception Rooms

- ▲ Retaining All of its Charm & Character
- ▲ Grand Landing with Stained Glass Window & Four Generous Size Bedrooms
- ▲ Stunning Family Bathroom
- ▲ Hobby Room/Additional Storage Room to the Second Floor
- ▲ Ample Off Road Parking
- ▲ Fabulous Family Garden & Terraced Patio
- ▲ Home Gym/Office/Studio in the Rear Garden
- ▲ Utility Room
- ▲ This Property Needs to Be Seen Internally to Be Fully Appreciated

**Offers in the region of £750,000**

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A stunning Edwardian semi-detached house located in one of Nunthorpe's most prestigious roads and offering 3,025 sq. ft of refurbished accommodation. This property is a credit to the current owners and retains all of its charm and character. Features include a large open plan bespoke fitted kitchen with central island and bi-folding doors, separate utility room, three spacious reception areas, grand entrance hall, stunning family bathroom, four generous size bedrooms, spacious light and airy landing with feature stained glass window, ample off road parking, fabulous rear garden including a large, terraced patio, lawn and a home gym/office/studio. This property needs to be seen to be fully appreciated. Please call our Nunthorpe Office to arrange your viewing appointment today.

**GROUND FLOOR**

**ENTRANCE PORCH** - With tiled floor and access to the entrance hall.

**ENTRANCE HALL** - A grand entrance hall with Parquet flooring, beautiful, spindled staircase, feature panelling and original stained glass entrance door.

**DINING ROOM - 5.05m x 4.45m (16'7" x 14'7")**

With corner bay with half wooden shutters, Parquet flooring and feature fire surround with cast iron insert and open fire.

**LIVING ROOM - 5.4m x 4.17m (17'9" x 13'8")**

With bay to the front with half wooden shutters, Parquet flooring, recess shelving and storage and feature cast iron fire surround with open fire.

**WC** - With period WC and wash hand basin, heated towel rail, part tiled walls and tiled floor.

**MORNING ROOM - 4.1m x 3.56m (13'5" x 11'8")**

With Parquet flooring, feature fire surround and bay window to the side elevation.

**BOOT ROOM - 3.43m x 1.3m (11'3" x 4'3")**

With tiled flooring and French doors to the rear terrace.

**KITCHEN - TBC**

A stunning large open space with large roof apex and bi-folding doors flooding the room with natural light. A bespoke range of fitted wall and floor units with granite work surfaces, central island with Belfast sink, wine cooler and seating area, range style cooker with extractor over, integrated fridge and freezer, tiled floor, spotlighting and ample storage space.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## UTILITY - 2.62m x 2.34m (8'7" x 7'8")

With tiled floor, feature stained glass window, Belfast double sink and integrated washing machine and dishwasher.

## FIRST FLOOR

**LANDING** - A large landing with feature stained glass window.

## BEDROOM ONE - 5.23m x 4.52m (17'2" x 14'10")

With side bay window with wooden shutters, feature cast iron fire surround and spotlighting.

## BEDROOM TWO - 5.08m x 4.2m (16'8" x 13'9")

With built-in wardrobes, spotlighting and two feature arched windows with wooden shutters.

## BEDROOM THREE - TBC

With bay window to the side elevation and access to a staircase leading to the storage/hobby area.

## BEDROOM FOUR - 3.28m x 2.64m (10'9" x 8'8")

## WC - 1.55m x 1.04m (5'1" x 3'5")

With low level WC and wash hand basin.

## FAMILY BATHROOM - 4.22m x 3.15m (13'10" x 10'4")

Comprising high level WC, period style unit with bowl wash hand basin, freestanding oval bath with shower attachment, shower cubicle, shuttered windows, tiled floor, feature panelling and spotlighting.

## STORAGE/HOBBY AREA - 8.8m x 3.33m (28'10" x 10'11")

## EXTERNALLY

**GARDENS** - Externally the property occupies a fabulous plot within this popular area of Nunthorpe and features a large, terraced patio, ideal for entertaining and leads down to the family lawned garden, children's barked play area and home gym/office/studio with bi-folding doors. This really is the perfect family home.

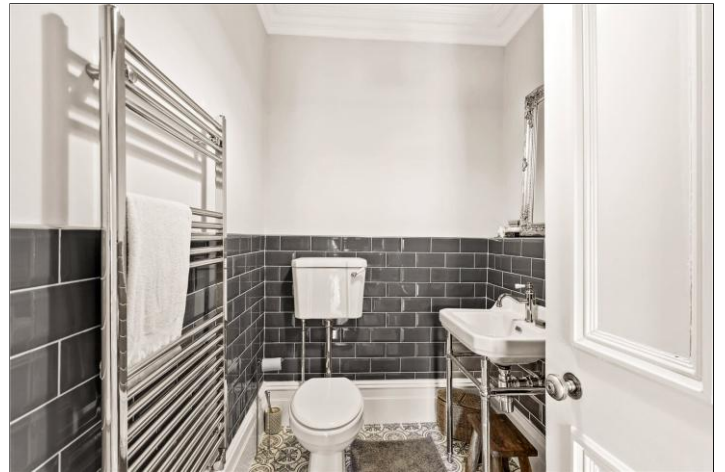
**AGENTS REF:** - DP/LS/NUN220414/05112025

**Council Tax Band:** E      **Tenure:** Freehold

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Tel: 01642 955625



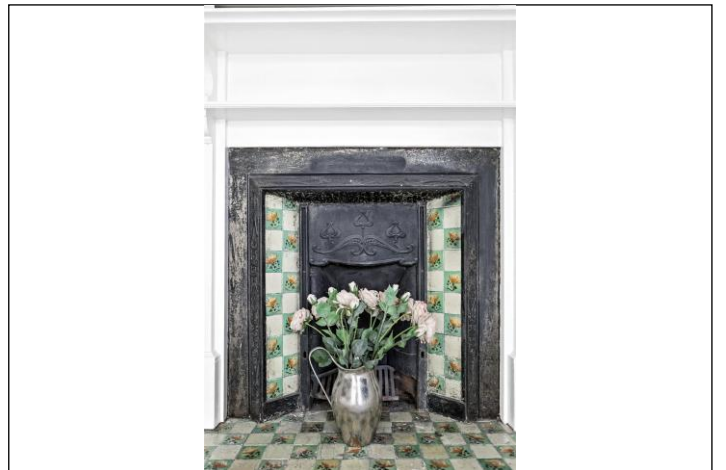
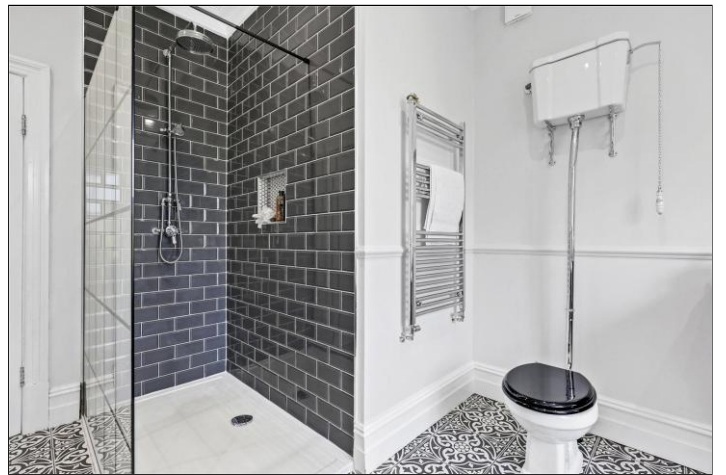
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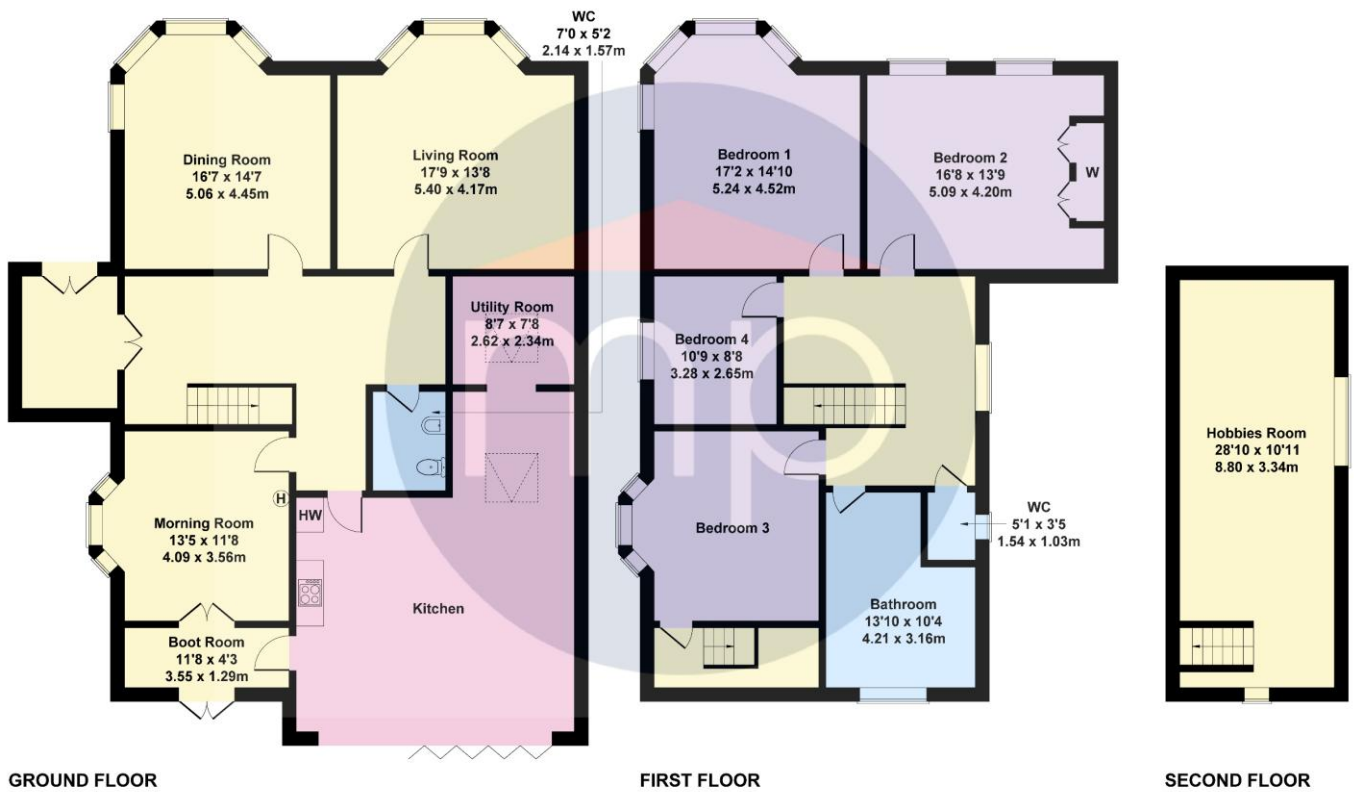


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### Corby Croft

Approximate Gross Internal Area  
3025sq ft - 281 sq m



Not to Scale. Produced by The Plan Portal 2025  
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