

# LOW GILL VIEW, MARTON, MIDDLESBROUGH, TS7 8AX



- ▲ A Two Bedroom End Terraced Property
- ▲ Located in a Quiet Cul-De-Sac Within This Sought After Modern Development Built by Avant Homes
- ▲ Ideal for a First Time Buyer
- ▲ Move In Condition
- ▲ Stunning Open Plan Kitchen/Living/Dining Area with a Range of Modern Units & Bi-Folding Doors to the Rear Garden
- ▲ Two Double Bedrooms
- ▲ Modern Bathroom
- ▲ Driveway Offering Parking for Two Cars
- ▲ Well Presented Rear Garden with Home Office/Studio

**£165,000**

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A modern two bedroom house located within a popular development built by Avant Homes and occupying a lovely plot within a quiet cul-de-sac with two parking spaces to the front and an enclosed garden to the rear with home office/studio. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC and open plan kitchen/living/dining area with a modern range of units, integrated appliances, a large storage cupboard houses the washing machine and there are bi-folding doors opening to the rear garden. To the first floor there are two double bedrooms and a modern bathroom.

**OPEN PLAN KITCHEN/LIVING/DINING AREA - 4.4m (14'5") x 3.25m (10'8") in the living area plus 3.23m (10'7") x 2.46m (8'1") in the kitchen area**

With a range of modern contemporary design wall, drawer, and floor units with complementing work surfaces, inset sink and a range of integrated appliances include a fan assisted electric oven, microwave, four ring hob with extractor, integrated dishwasher and fridge freezer. LED spotlights, Karndean woodgrain flooring, spacious under stairs cupboard housing the washing machine and bi-folding doors in the living area open to the rear garden.

**GROUND FLOOR**

**ENTRANCE HALL**

With reducing to composite entrance door, Karndean woodgrain effect flooring and staircase to the first floor.

**CLOAKROOM/WC**

A spacious cloakroom with WC, wash hand basin, Karndean woodgrain effect flooring and chrome LED spotlights.

**FIRST FLOOR**

**LANDING**

With loft access.

**BEDROOM ONE - 4.4m x 2.46m (14'5" x 8'1")**

With modern built-in wardrobes with sliding doors.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM TWO - 3.25m x 2.72m (10'8" x 8'11")**

With built-in cupboard housing the gas fired central heating combination boiler.

**BATHROOM**

Fitted with a modern suite comprising bath with shower attachment, WC, wash hand basin with storage under, part tiled walls, chrome heated towel rail and chrome spotlighting.

**EXTERNALLY**

**PARKING & GARDEN**

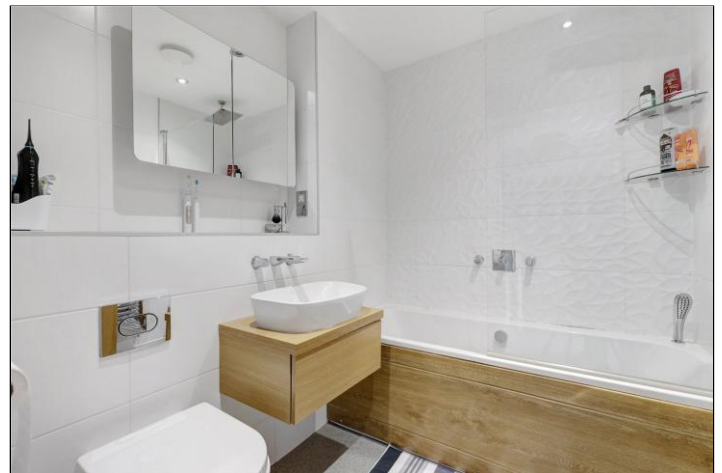
Externally the property is located within a quiet cul-de-sac and features two parking spaces to the front elevation and to the rear there is an enclosed, well maintained garden with patio, lawn, timber shed and a separate home office/studio with electric supply.

**AGENTS REF:** - DP/LS/NUN250012/13032025

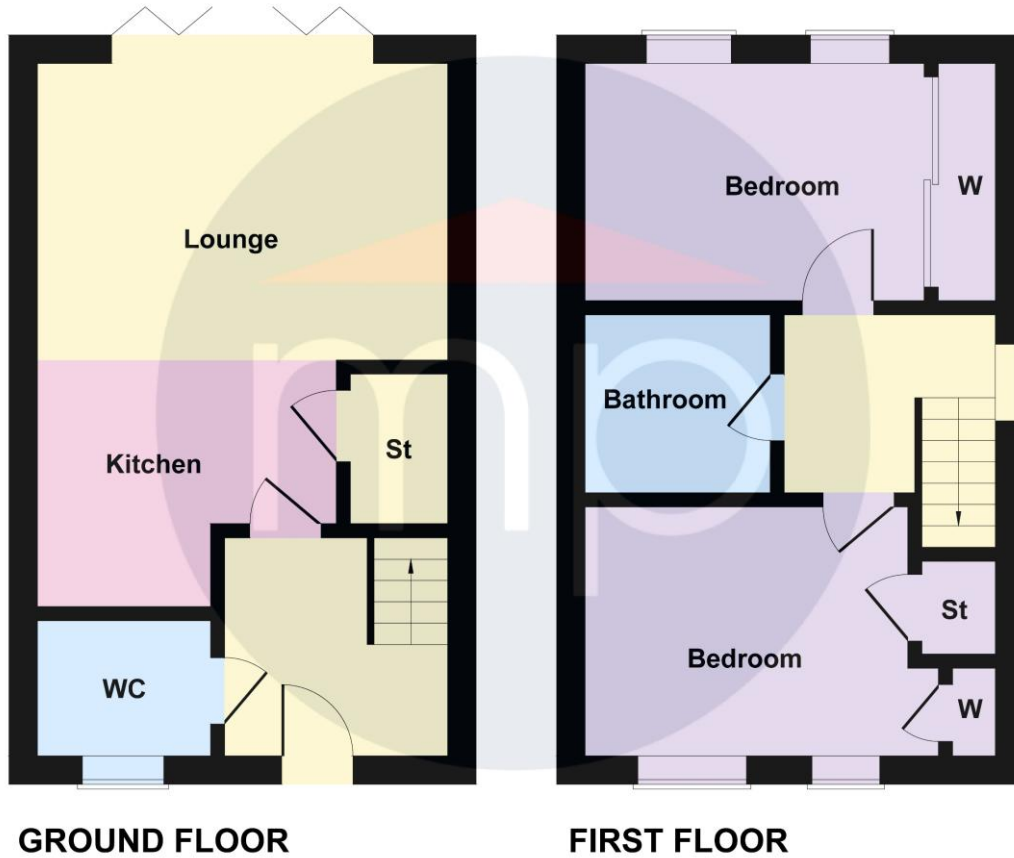
**Council Tax Band:** B      **Tenure:** Freehold

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

Tel: **01642 955625**

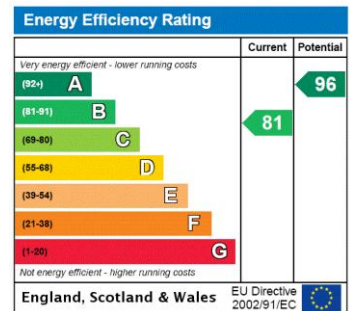


### Low Gill



Not to Scale. Produced by The Plan Portal 2022  
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