

# WOODROW AVENUE, MARTON, MIDDLESBROUGH, TS7 8HH



- ▲ A Three Bedroom Semi Detached House
- ▲ In Need of Complete Renovation
- ▲ Large Plot
- ▲ Popular Location Within Marton

- ▲ No Forward Chain
- ▲ Through Lounge Diner
- ▲ Kitchen Breakfast Room
- ▲ Three Generous Size Bedrooms
- ▲ Early Viewing Advised

**£160,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
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If you are looking for a project, then look no further! this mature three bedroom semi-detached house is in need of a full renovation but occupies a fabulous plot. viewing is strictly through Michael Poole Estate Agents. please call our Nunthorpe office at your earliest convenience due to high demand to arrange your viewing appointment.

**KITCHEN BREAKFAST ROOM - 5.07m x 2.84m (16'8" x 9'4")**

#### **FIRST FLOOR**

**BEDROOM ONE - 3.82m x 3.59m (12'6" x 11'9")**

**BEDROOM TWO - 4.27m x 2.97m (14' x 9'9")**

**BEDROOM THREE - 2.66m x 2.42m (8'9" x 7'11")**

**BATHROOM - 2.04m x 2.36m (6'8" x 7'9")**

#### **GROUND FLOOR**

**ENTRANCE HALL** - With internal door to garage.

**LOUNGE DINER - 8.04m x 3.22m (26'5" x 10'7")**

**TO VIEW:** Tel: 01642 955625  
95 Guisborough Road, Nunthorpe, TS7 0JS

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**EXTERNALLY**

**PARKING, GARAGE & GARDEN** - Externally to the front there is a driveway leading to the garage and to the rear there is a large garden.

**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/NUN250113/12032025

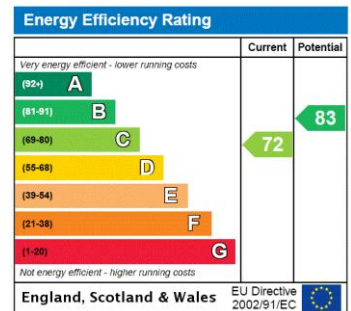
**Council Tax Band:** C     **Tenure:** Freehold

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





The information provided about this property does not constitute or form part of an offer or contract, nor may 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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