

# SORREL COURT, MARTON MANOR, MIDDLESBROUGH, TS7 8RZ



- ▲ A Beautifully Presented & Extended Three Bedroom Detached House
- ▲ Located With a Popular Quiet Cul-De-Sac in Marton Manor
- ▲ Offering Easy Access to James Cook Hospital & Stewart Park
- ▲ 29ft Open Plan Kitchen/Dining/Family Area
- ▲ Separate Living Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedrooms
- ▲ Modern Bathroom
- ▲ Double Width Driveway & Spacious Garage
- ▲ Enclosed Landscaped Rear Garden

**£230,000**

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A beautifully presented and extended three bedroom detached house offered for sale with no chain and featuring a 29ft plus open plan kitchen/dining/family area, separate living area, ground floor WC, three generous size bedrooms, two with built-in wardrobes, modern bathroom, double width driveway to an extended garage and an enclosed landscaped rear garden.

**OPEN PLAN KITCHEN/DINING/FAMILY AREA - 9m x 3.2m (29'6" x 10'6")**

To the rear of the property and featuring a smart range of fitted wall and floor units, complementing work surfaces, space for range style cooker with extractor over, integrated larder fridge and dishwasher. Spotlighting, internal door to the garage and French door to the landscaped garden.

**GROUND FLOOR**

**ENTRANCE HALL**

With storage cupboard and staircase to the first floor.

**GROUND FLOOR WC - 1.78m x 0.84m (5'10" x 2'9")**

**LOUNGE - 4.42m x 3.43m (14'6" x 11'3")**

With feature fire surround and inset fire.

**FIRST FLOOR**

**BEDROOM ONE - 3.89m x 2.67m (12'9" x 8'9")**

With built-in wardrobes.

**BEDROOM TWO - 3.8m x 3.48m (12'6" x 11'5")**

With built-in wardrobes.

**BEDROOM THREE - 2.97m x 2.6m (9'9" x 8'6")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **BATHROOM - 2.6m x 1.65m (8'6" x 5'5")**

Modern suite comprising bath with shower over and screen, low level WC, wash hand basin set in vanity style unit and spotlighting.

### **EXTERNALLY**

#### **GARDENS, PARKING & GARAGE**

Externally to the front there is a lawned garden and a double width block paved driveway leading to the garage with utility area housing the washing machine, tumble dryer and freezer. To the rear there is a lovely, enclosed garden with patio, lawn and planted borders.

**AGENTS REF:** - DP/LS/NUN250132/23012026

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

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

Tel: 01642 955625

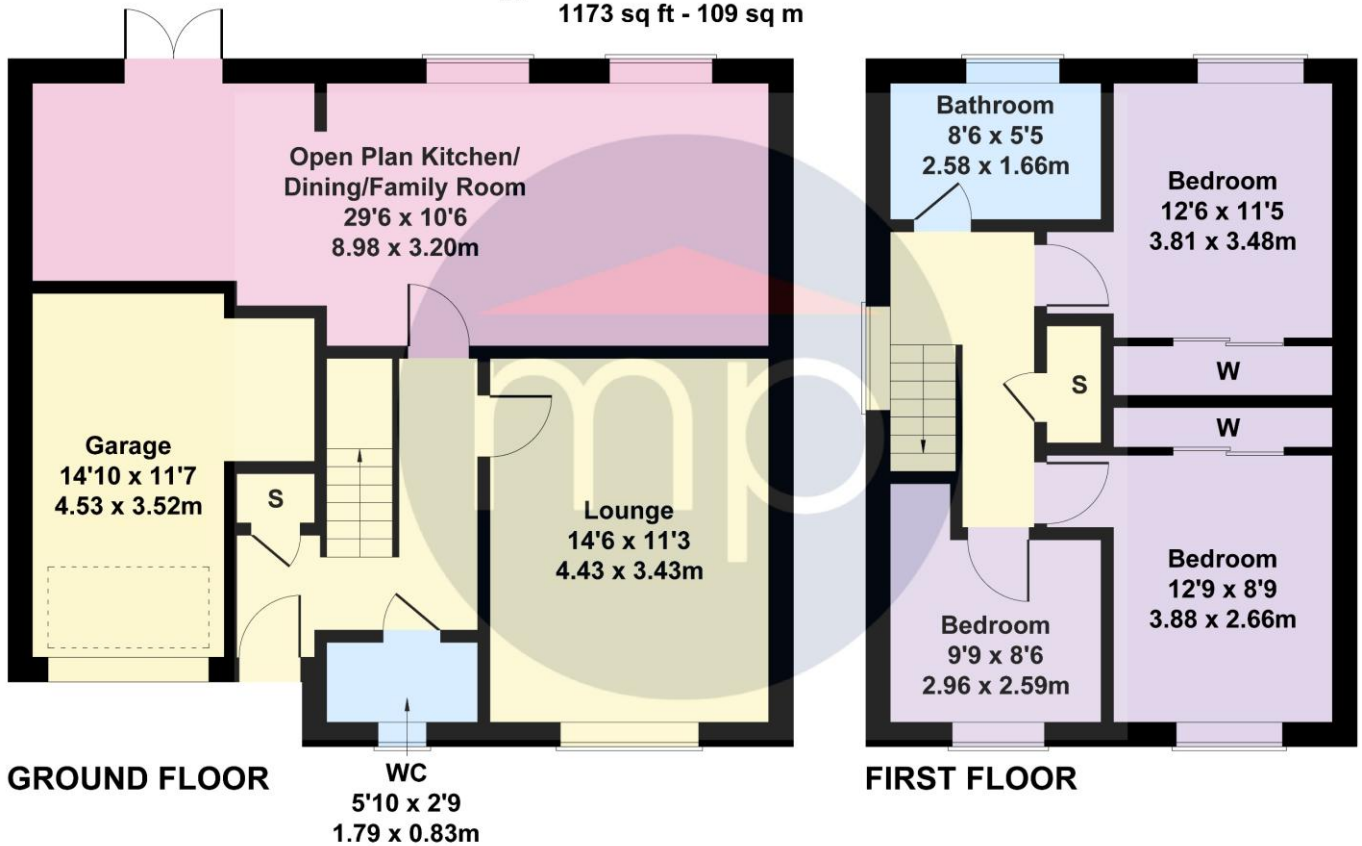


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## Sorrel Court

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026  
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