

SOUTH DRIVE, MARTON, MIDDLESBROUGH, TS7 8AD



- ▲ A Beautifully Presented Mature Three Bedroom Bay Fronted Semi Detached House
- ▲ Quiet Cul-De-Sac in Sought After Location
- ▲ Stunning Private Spacious Mature Rear Garden
- ▲ Driveway to Single Garage
- ▲ Full of Character & Charm
- ▲ Spacious Living Room & Rear Conservatory Enjoying Pleasant Views Over the Rear Garden
- ▲ Separate Dining/Breakfast Room
- ▲ Bespoke Fitted Kitchen Diner with French Doors to the Rear Garden
- ▲ Three Generous Size Bedrooms
- ▲ Modern Bathroom
- ▲ Early Viewing Advised

Offers in the region of £350,000

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A beautifully presented mature bay fronted semi-detached house located in a quiet cul-de-sac off The Grove and occupying a fabulous plot with private mature well maintained rear garden and block paved driveway to single garage. Internal features include a generous size living room, conservatory, dining/breakfast room, spacious kitchen diner, ground floor shower room, three generous bedrooms on the first floor along with a family bathroom. This really is a stunning property that needs to be seen to be appreciated. Please call our Nunthorpe office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL - A welcoming entrance hall.

LIVING ROOM - 6.43m x 3.02m (21'1" x 9'11")

With feature fire surround with inset fire, bay window to the front elevation and French doors open to the garden room/conservatory.

GARDEN ROOM/CONSERVATORY - 3.12m x 2.2m (10'3" x 7'3")

With French doors and lovely views over the private rear garden.

DINING/BREAKFAST ROOM - 3.73m x 3.43m (12'3" x 11'3")

With bay window to the side elevation.

KITCHEN BREAKFAST ROOM - 3.66m x 3.23m (12' x 10'7")

With a bespoke range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, washing machine, electric oven and gas hob with extractor over, spotlighting and French doors to the side elevation open onto the private well maintained garden.

GROUND FLOOR SHOWER ROOM - 1.63m x 1.47m (5'4" x 4'10")

With low level WC, wash hand basin and shower cubicle.

FIRST FLOOR

BEDROOM ONE - 3.84m x 3.6m (12'7" x 11'10")

With bay window to the front elevation and built-in wardrobes.

BEDROOM TWO - 3.76m x 3.43m (12'4" x 11'3")

With a range of built-in wardrobes.

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BEDROOM THREE - 2.34m x 2.36m (7'8" x 7'9")

BATHROOM - 2.72m x 2.3m (8'11" x 7'7")

Comprising bath, low level WC and wash hand basin.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property is located within a quiet cul-de-sac in this popular area located just off The Grove and features a block paved driveway leading to a detached single garage and to the rear there is a fabulous large mature private landscaped garden offering peace and tranquillity throughout.

AGENTS REF: - DP/LS/NUN250414/15072025

Council Tax Band: D **Tenure:** Freehold

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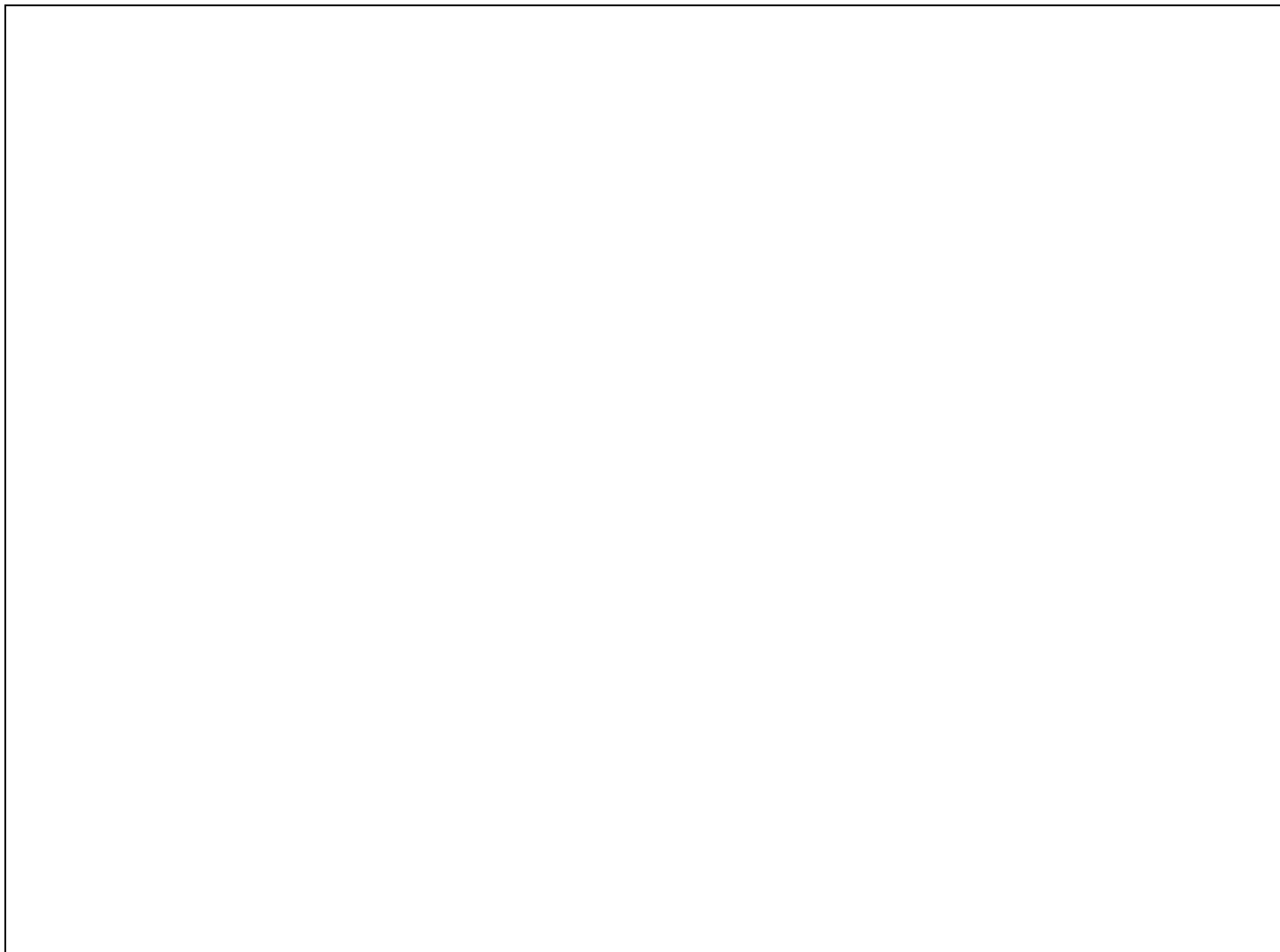


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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