

THE VILLAGE, MARTON, MIDDLESBROUGH, TS7 8BE



- ▲ Located in the Heart of Marton Village, Full of Character & History
- ▲ Offering Easy Access to the A174, James Cook Hospital & Stewart Park
- ▲ Presented to a High Standard Throughout
- ▲ Open Plan Kitchen Diner Living Room
- ▲ Two Double Bedrooms
- ▲ Modern Bathroom
- ▲ Early Viewing Advised

£175,000

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A beautifully presented property located within the heart of Marton Village, full of character and history and offering easy access to James Cook Hospital, Stewart Park and the A174. Features include an open plan kitchen diner, two double bedrooms and a modern bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE PORCH - 1.34m x 1.22m (4'5" x 4')
With tiled floor.

LOUNGE - 4.02m (13'2") x 5.36m (17'7") into stairwell
With staircase to the first floor and under stairs cupboard.

KITCHEN BREAKFAST ROOM - 5.32m x 2.29m (17'5" x 7'6")
With a range of shaker design fitted wall and floor units, complementing work surfaces, electric oven, electric hob with extractor over, plumbing for washing machine, wall mounted Ideal central heating boiler and tiled floor.

FIRST FLOOR

BEDROOM ONE - 3.12m x 4.05m (10'3" x 13'3")

BEDROOM TWO - 2.06m x 5.28m (6'9" x 17'4")

BATHROOM - 2.00m x 2.03m (6'7" x 6'8")

White modern suite comprising bath with shower over and screen, low level WC, wash hand basin and part tiled walls.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

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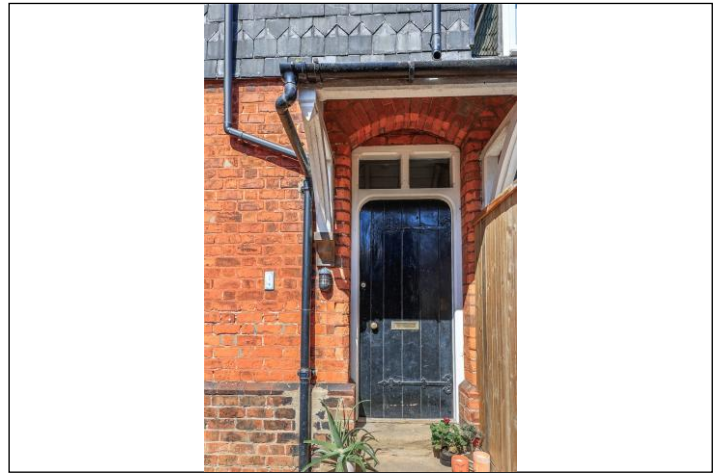
AGENTS REF: - DP/LS/NUN250564/22042026

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

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



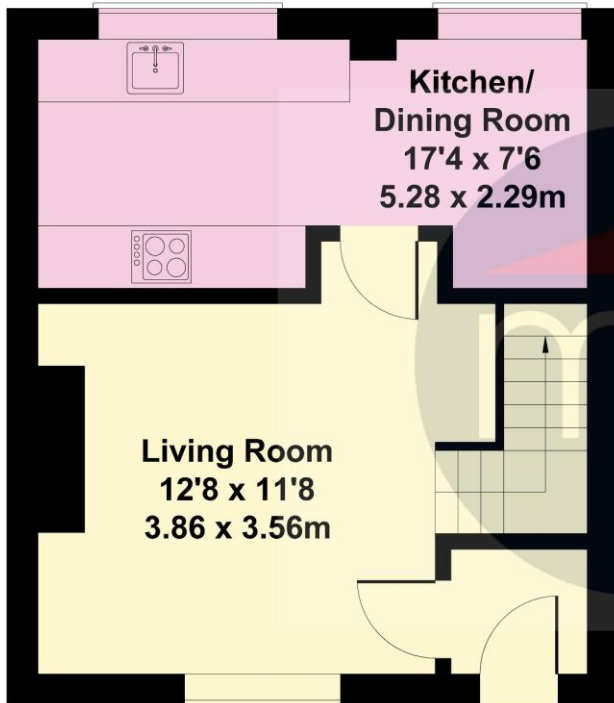
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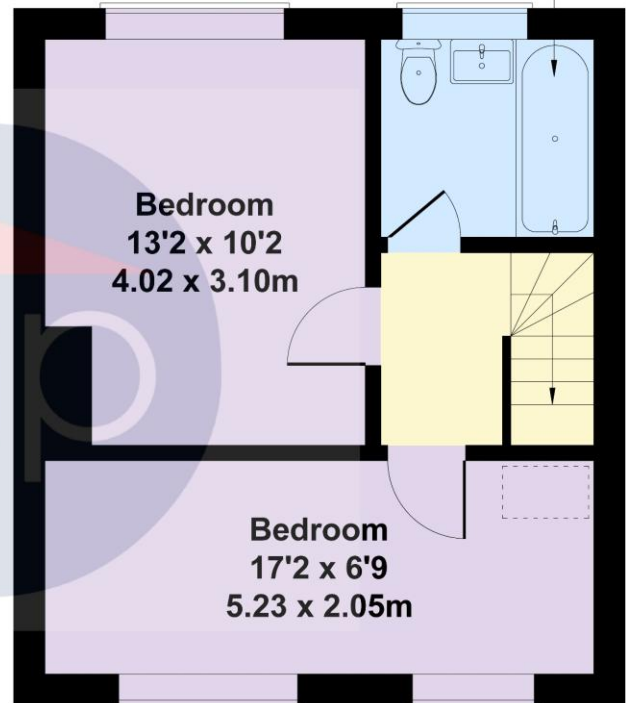
The village

Approximate Gross Internal Area
689 sq ft - 64 sq m

Bathroom
6'9 x 6'6
2.05 x 1.99m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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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