

CHESTERFIELD DRIVE, MARTON, MIDDLESBROUGH, TS8 9ZE



- ▲ A Spacious & Well Presented Four Bedroom Detached House
- ▲ Occupying a Lovely Plot Within a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ 26ft Open Plan Modern Fitted Kitchen/Family/Dining Room
- ▲ Separate Living Room
- ▲ Part Converted Garage Now Offering Utility Room
- ▲ Four Generous Size Bedrooms, Two with En-Suite Shower Rooms
- ▲ Separate Modern Family Bathroom
- ▲ Enclosed Landscaped Rear Garden
- ▲ Block Paved Frontage Offering Parking for Approximately Three Cars
- ▲ Early Viewing Advised

£290,000

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A spacious and well-presented four bedroom detached family home located in a sought after cul-de-sac within Marton. Features include a modern open plan refurbished kitchen/family/dining area with French doors opening to the landscaped rear garden, separate living room, part converted garage to offer a utility room, four generous size bedrooms, two with en-suite shower rooms, separate family bathroom and a block paved frontage offers parking for approximately three cars. Please call our Nunthorpe office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL - With LVT flooring, storage cupboard and access to the utility.

CLOAKROOM/WC - With low level WC and wash hand basin.

UTILITY - With a range of modern fitted wall and floor units, plumbing for washing machine and dryer, LVT flooring and integral door to the garage.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM - 7.92m x 3.7m (26' x 12'2")

With a refurbished range of modern fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, integrated dishwasher, five ring gas hob with extractor over, concealed central heating boiler, LVT flooring and French doors open to the landscaped rear garden.

FIRST FLOOR

BEDROOM ONE - 3.94m x 3.8m (12'11" x 12'6")

With built-in wardrobes.

EN-SUITE SHOWER ROOM - Modern suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

BEDROOM TWO - 4.98m x 3.05m (16'4" x 10')

With built-in wardrobes and Juliet balcony.

EN-SUITE - Modern suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM THREE - 2.82m x 2.7m (9'3" x 8'10")

BEDROOM FOUR - 2.67m x 2.6m (8'9" x 8'6")

BATHROOM - Modern suite comprising bath, floating basin, low level WC, part tiled walls and spotlighting.

EXTERNALLY

PARKING & GARDEN - Externally the property is located within a quiet cul-de-sac and features an extensive block paved drive to the front offering parking for approximately three cars with access to the remainder of the garage. To the rear there is a landscaped garden with patio, raised decked veranda, fenced lawn and timber shed.

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.

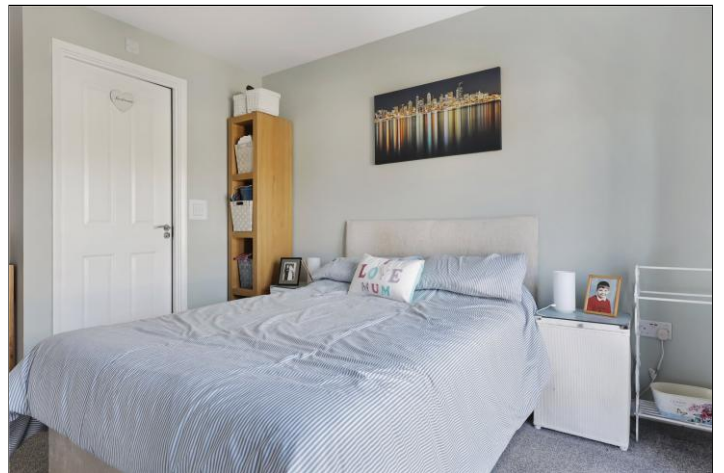
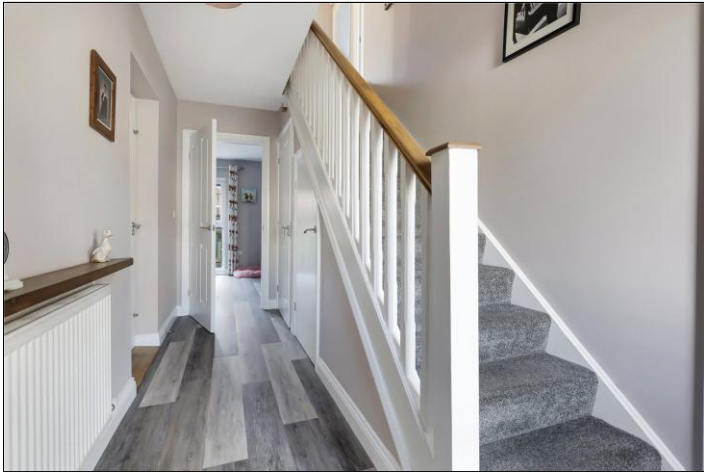
AGENTS REF: - DP/LS/NUN250623/30102025

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

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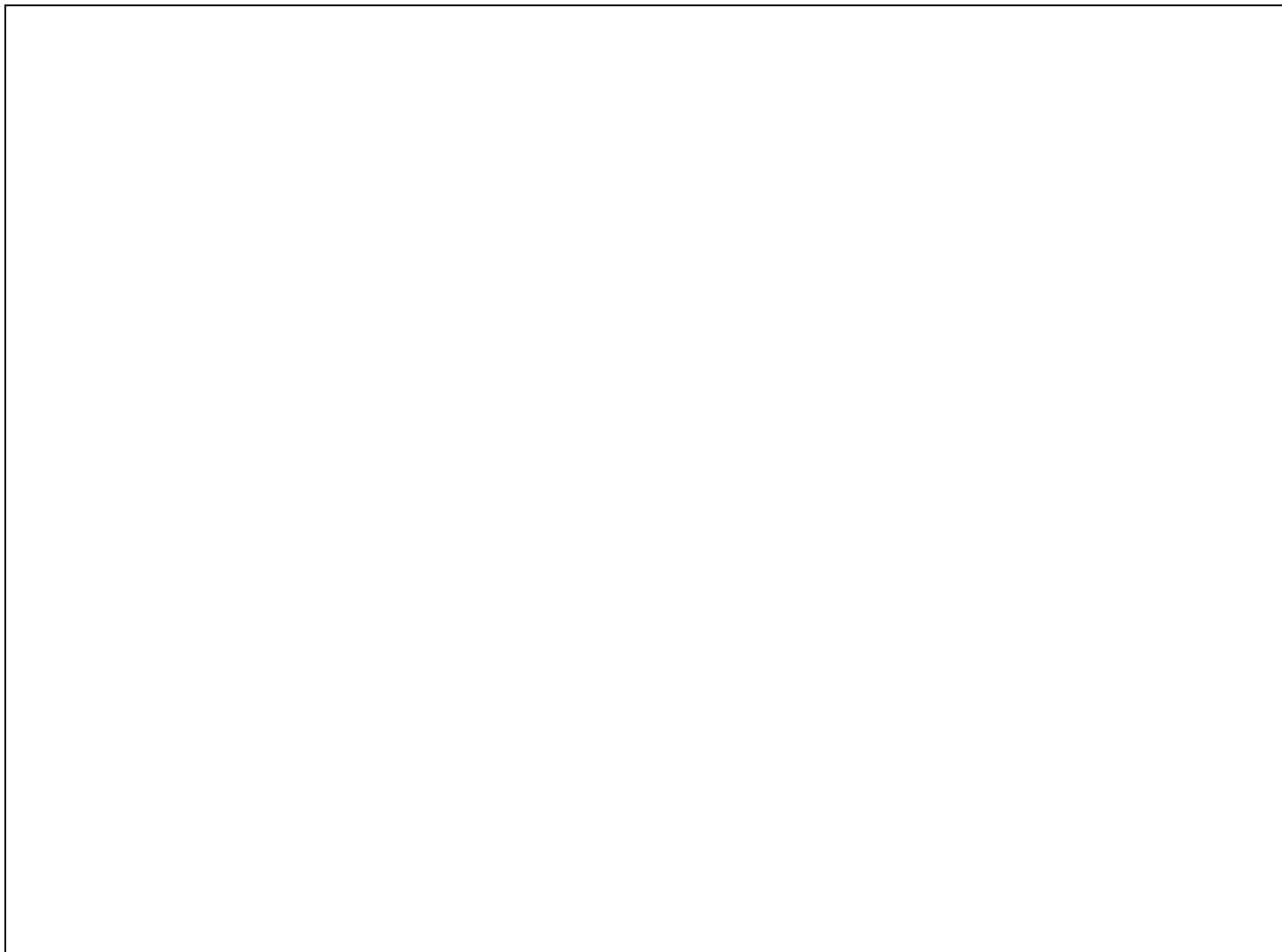


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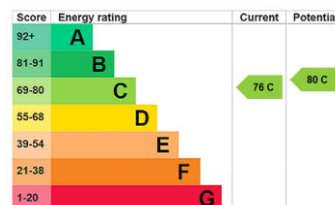


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information,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