

## PINEWOOD ROAD, MARTON, MIDDLESBROUGH, TS7 8DB



- ▲ No Forward Chain
- ▲ A Four Bedroom Semi Detached House
- ▲ 23ft open Plan Lounge Diner
- ▲ Kitchen with Separate Utility Room
- ▲ Ground Floor Bedroom with En-Suite Shower Room
- ▲ Three Double Bedrooms to the First Floor
- ▲ Gardens to the Front & Rear Elevations
- ▲ Driveway & Garage to the Rear
- ▲ Popular Location Within Marton
- ▲ Early Viewing Advised

**£180,000**

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Offered for sale with no forward chain, a spacious four bedroom semi-detached house located within this popular area of Marton. Features include a 23ft open plan lounge diner, fitted kitchen with separate utility, ground floor bedroom with en-suite shower room, three double bedrooms to the first floor, front and rear gardens and driveway and garage to the rear. 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**

##### **ENTRANCE HALL**

With staircase to the first floor.

##### **LOUNGE DINER - 7.24m x 4.04m (23'9" x 13'3")**

With feature fire surround and French doors to the rear garden.

##### **KITCHEN - 3.28m x 2.62m (10'9" x 8'7")**

With a range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over and tiled splashbacks.

##### **UTILITY ROOM - 2.36m x 2.24m (7'9" x 7'4")**

With a range of fitted wall and floor units, plumbing for washing machine and dryer and rear external door.

##### **GROUND FLOOR BEDROOM - 2.92m x 2.26m (9'7" x 7'5")**

##### **SHOWER ROOM - 2.2m x 1.57m (7'3" x 5'2")**

With walk-in wet room style shower enclosure, low level WC, wash hand basin, tiled walls and heated towel rail.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.76m x 3m (12'4" x 9'10")**

##### **BEDROOM TWO - 3.48m x 3m (11'5" x 9'10")**

##### **BEDROOM THREE - 4.55m x 2.44m (14'11" x 8')**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **BATHROOM - 2.44m x 2m (8' x 6'7")**

Comprising bath with shower over, low level WC, wash hand basin and part tiled walls.

### **EXTERNALLY**

#### **GARDENS**

Externally to the front there is a lawned garden and to the rear there is an enclosed garden offering easy maintenance with patio and gravelled areas.

#### **PARKING & GARAGE**

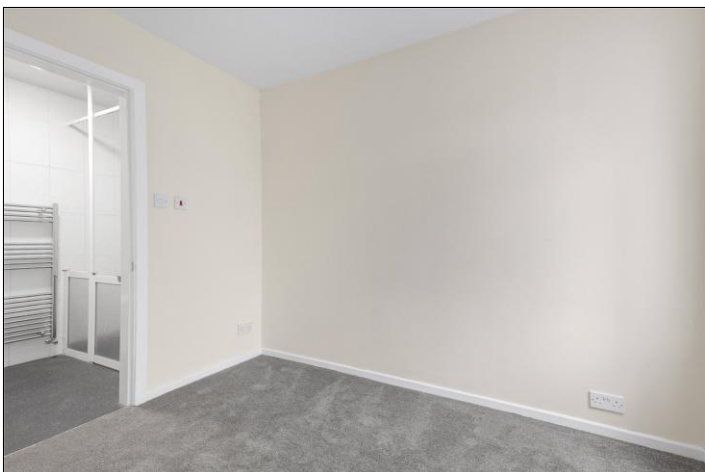
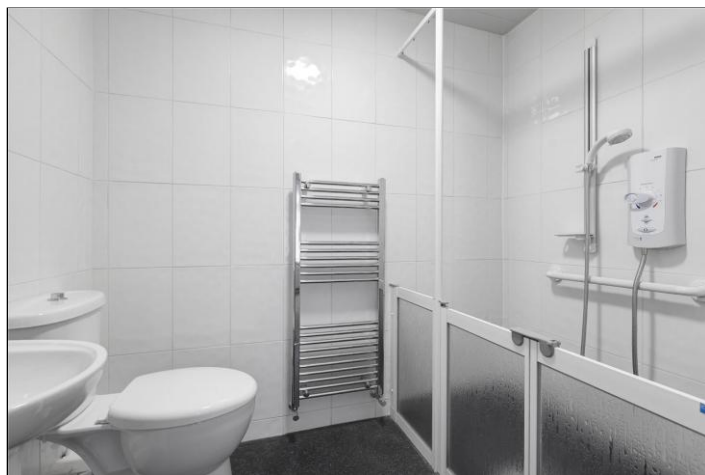
Driveway to the rear elevation leading to a single garage.

**AGENTS REF:** - DP/LS/NUN250632/19112025

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

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Tel: **01642 955625**

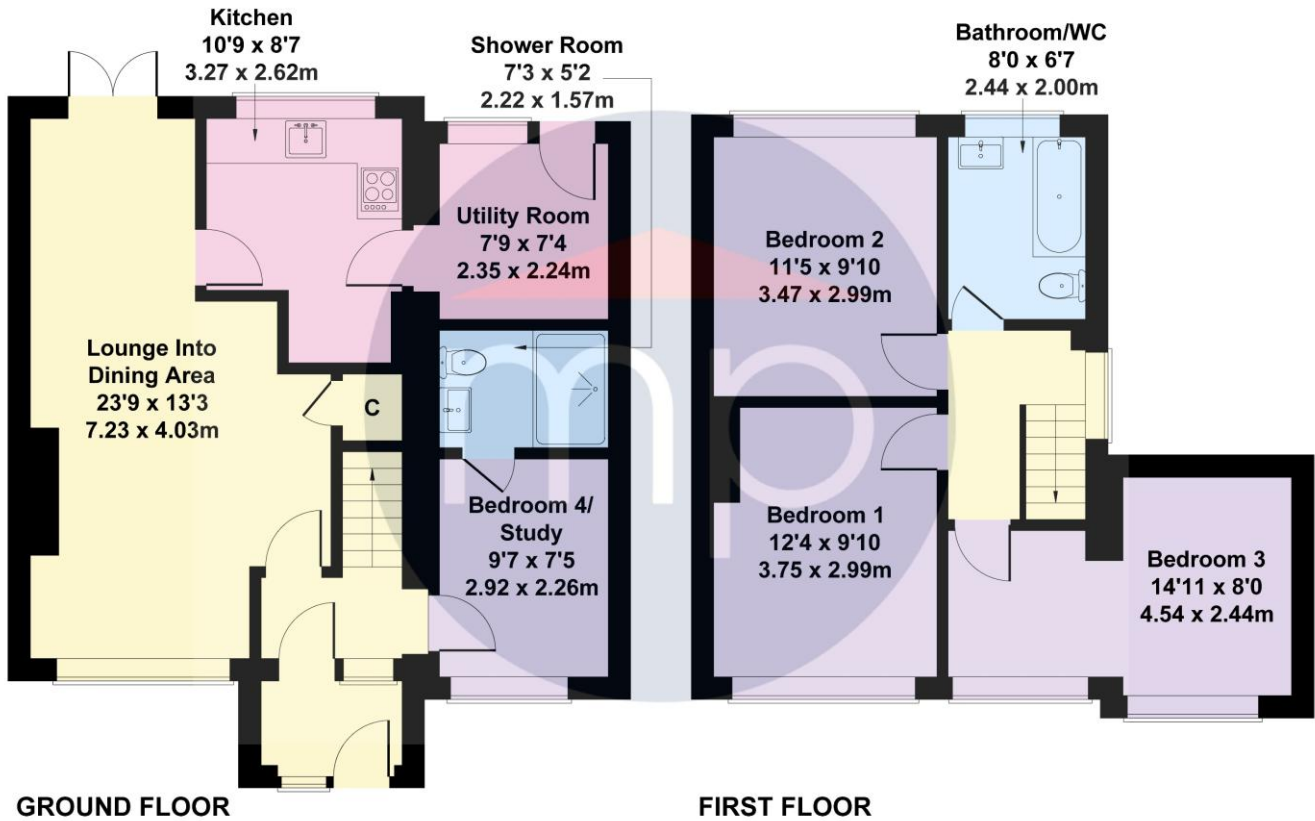


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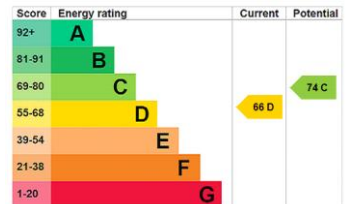
## Pinewood Road

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025  
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