

## CRANBROOK, MARTON, MIDDLESBROUGH, TS8 9XH



- ▲ A Two Bedroom Mid Terrace House
- ▲ Ideal for First Time Buyer
- ▲ Offering Well Presented Accommodation
- ▲ Located Within a Prime Area of Marton
- ▲ Off Road Parking for Two Cars
- ▲ Enclosed Well Maintained Rear Garden
- ▲ Living Room with French Doors to the Rear Garden
- ▲ Fitted Kitchen
- ▲ Bathroom with White Three Piece Suite & Shower Over the Bath
- ▲ Two Double Bedrooms
- ▲ Early Viewing Advised

**£145,000**

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A well-presented two bedroom terraced house located within a quiet cul-de-sac in this popular area of Marton. Features include two off road parking spaces, enclosed well-maintained rear garden, spacious living room with French doors to the rear and two double bedrooms. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With staircase to the first floor.

##### **KITCHEN - 3.66m x 1.85m (12' x 6'1")**

With a range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, space for fridge and freezer, and wall mounted central heating boiler.

##### **LOUNGE - 3.96m x 3.86m (13' x 12'8")**

With under stairs cupboard and French doors open to the enclosed rear garden.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 2.74m x 3.84m (9' x 12'7")**

##### **BEDROOM TWO - 2.74m (max) x 3.84m (9' (max) x 12'7")**

With built-in cupboard.

##### **BATHROOM - 1.83m x 1.85m (6' x 6'1")**

White three-piece suite comprising bath with shower over, low level WC and wash hand basin.

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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CRANBROOK, TS8 9XH



**EXTERNALLY**

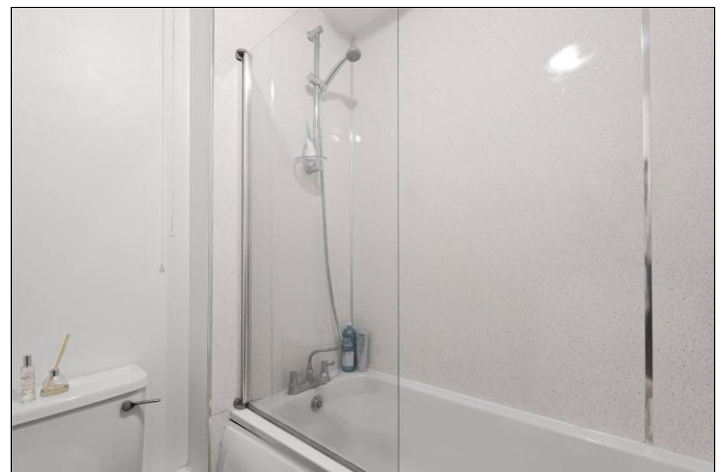
**PARKING & GARDEN**

Externally the property is located within a quiet cul-de-sac and features two parking spaces to the front elevation and an enclosed, well-maintained garden to the rear with patio, lawn and timber shed.

**AGENTS REF:** - DP/LS/NUN250678/27112025

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

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



# Cranbrook

Approximate Gross Internal Area

646 sq ft - 60 sq m

**Kitchen**

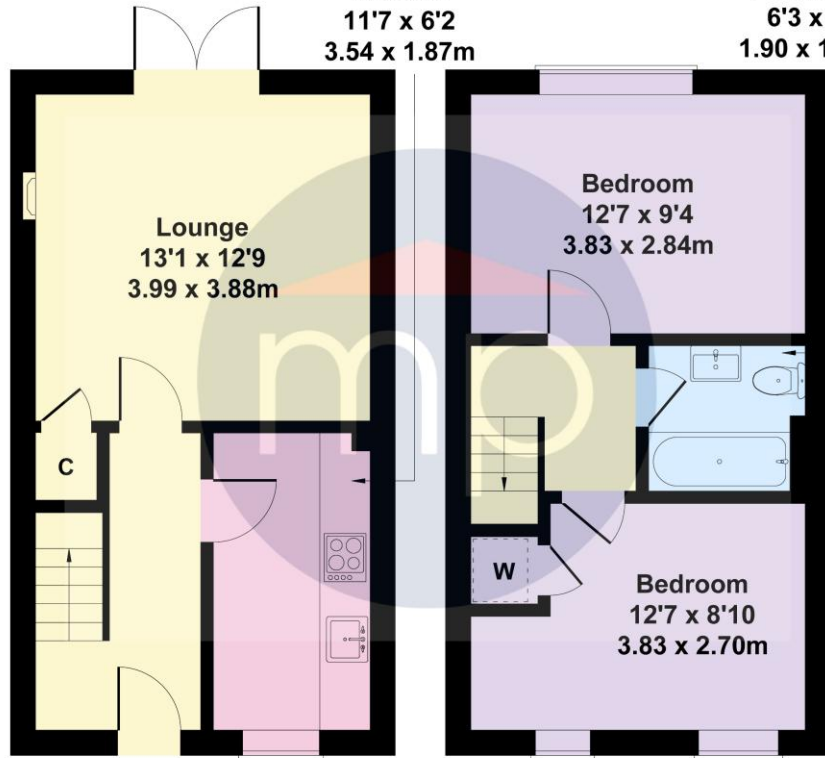
11'7 x 6'2

3.54 x 1.87m

**Bathroom**

6'3 x 6'1

1.90 x 1.85m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025

**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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