

GUNNERGATE LANE, MARTON, MIDDLESBROUGH, TS7 8HZ

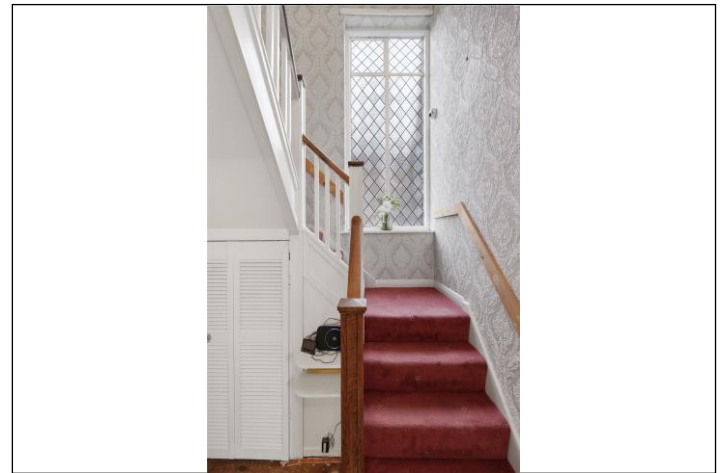


- ▲ No Forward Chain
- ▲ A Rare Opportunity to Purchase This Spacious Mature Three Bedroom Semi Detached House
- ▲ Occupying a Fabulous Plot Within This Sought After Area of Marton
- ▲ Large Mature Private Rear Garden
- ▲ Block Paved Driveway Offering Parking for Three to Four Cars
- ▲ Single Garage
- ▲ Two Reception Rooms
- ▲ Fitted Kitchen
- ▲ Three Double Bedrooms
- ▲ Modern Shower Room
- ▲ Early Viewing Advised

Offers Over £265,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



**** No Forward Chain **** A rare opportunity to purchase this spacious mature three bedroom semi-detached house occupying a fabulous plot with a large private rear garden. Features include two reception rooms, three double bedrooms, modern shower room, off road parking for 3/4 cars and a single garage. 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 HALL - A spacious entrance hall with original large window flooding the area with natural light and under stairs cupboard.

FRONT RECEPTION ROOM - 4.42m (max) x 3.33m (14'6" (max) x 10'11")
With bay window.

RECEPTION ROOM - 6.17m x 3.43m (20'3" x 11'3")
With original 1932 fire surround with inset gas fire and patio door to the rear garden.

KITCHEN - 4.2m x 3.6m (13'9" x 11'10")
With a range of fitted wall and floor units, wall mounted central heating boiler and rear external door.

WC - Original WC.

FIRST FLOOR

BEDROOM ONE - 4.7m x 3.43m (15'5" x 11'3")
With two sets of built-in wardrobes and dual aspect windows flood the room with natural light.

BEDROOM TWO - 3.68m x 3.2m (12'1" x 10'6")
With bay to the rear elevation and original 1932 fitted wardrobes.

BEDROOM THREE - 3.7m x 3.5m (12'2" x 11'6")

SHOWER ROOM - 2.8m x 1.7m (9'2" x 5'7")
Modern white suite comprising shower cubicle, low level WC, vanity wash hand basin and heated towel rail.

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

www.michaelpoole.co.uk



GUNNERGATE LANE, TS7 8HZ

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property is located within the sought after area of Marton offering easy access to local amenities and occupying a fabulous plot with a block paved driveway to the front elevation offering parking for three to four cars leading to a single garage. To the rear there is a large mature private garden with greenhouse, patio areas, lawns, well stocked borders and an array of fruit trees.

AGENTS REF: - DP/LS/NUN250730/19022026

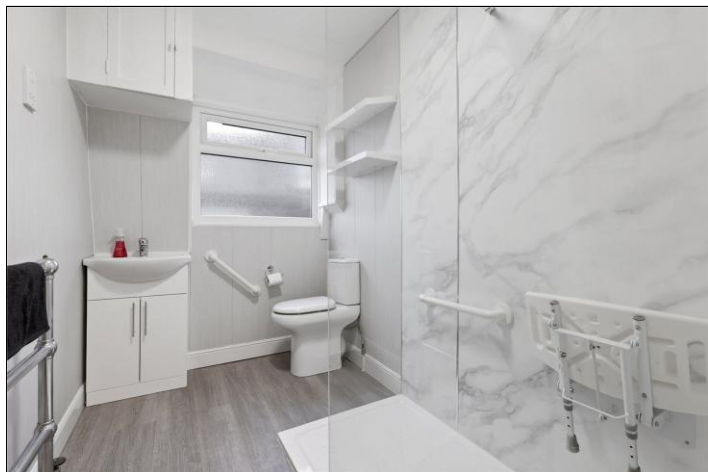
Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



GUNNERGATE LANE, TS7 8HZ

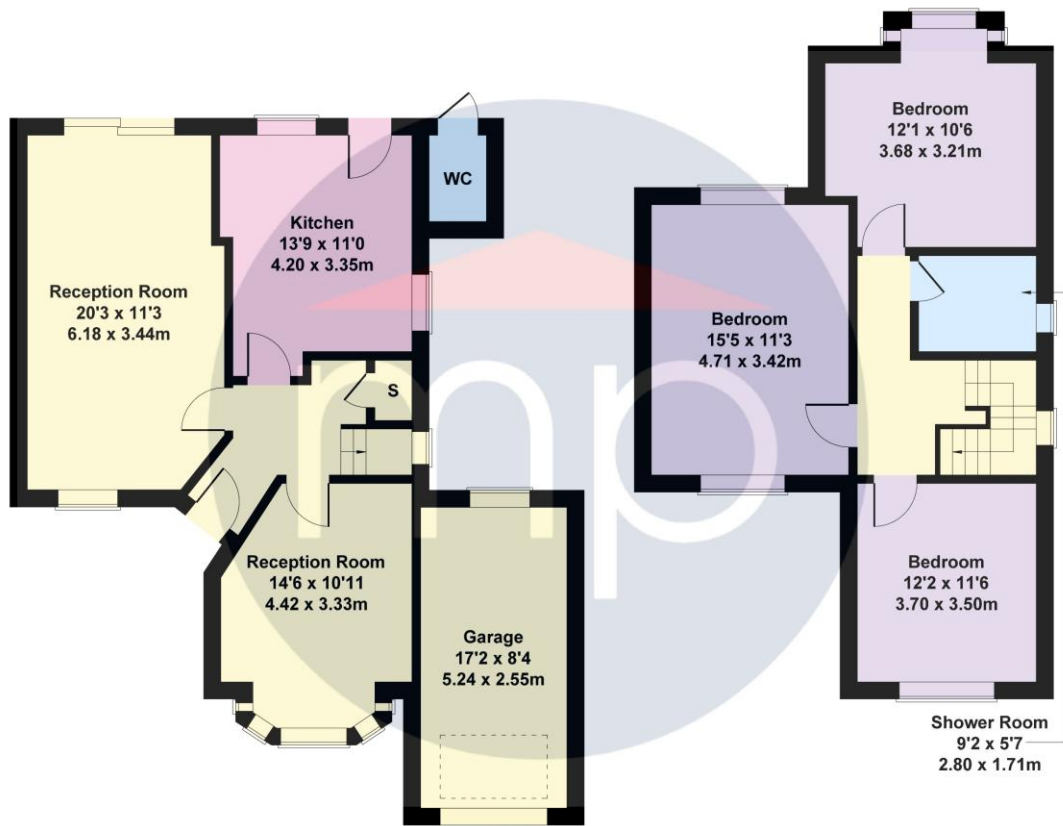


GUNNERGATE LANE, TS7 8HZ



Gunnergate Lane

Approximate Gross Internal Area
1302 sq ft - 121 sq m



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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS