

## DIXONS BANK, MARTON, MIDDLESBROUGH, TS7 8NT



- ▲ No Chain
- ▲ A Beautifully Presented & Modernised Three Bedroom Detached Bungalow
- ▲ Located Within This Sought After Area of Marton
- ▲ Offering Easy Access to Local Amenities & Road Networks
- ▲ Occupying a Fabulous Plot with An Extensive Driveway & Private Landscaped Rear Garden, Ideal for Entertaining
- ▲ Stunning Modern Fitted Kitchen Opening to a Large Family/Garden Room
- ▲ Separate Living Room
- ▲ Two Ground Floor Bedrooms & First Floor Bedroom with Shower Room & Dressing Room
- ▲ Spacious Entrance Hall
- ▲ A Versatile Home in Show Home Condition
- ▲ Single Garage
- ▲ Early Viewing Advised

**Offers Over £385,000**

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\*\*\* No Chain \*\*\*

A beautifully presented and spacious three bedroom detached property located within this popular area of Marton offering easy access to local amenities and road networks. The property occupies a fabulous plot and features a modern fitted kitchen opening to a large family/garden room, separate living room, two ground floor bedrooms, modern bathroom, first floor bedroom with modern shower room and dressing room, extensive driveway, single garage and a beautiful landscaped rear garden. 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 staircase to the first floor.

### **BEDROOM TWO - 3.5m x 4.24m (11'6" x 13'11")**

With bay window to the front elevation.

### **BEDROOM THREE - 4.85m x 3.58m (15'11" x 11'9")**

### **BATHROOM - 4.14m x 1.65m (13'7" x 5'5")**

Modern suite with alcove housing a bath, shower cubicle, vanity wash hand basin, low level WC, spotlighting and vertical design radiator.

### **LOUNGE - 3.6m x 6.12m (11'10" x 20'1")**

With bay window to the front elevation and feature acoustic panelling with built-in fire and storage.

### **KITCHEN - 3.4m x 3.43m (11'2" x 11'3")**

With a modern range of fitted wall and floor units, complementing granite work surfaces, oven and grill, space for American style fridge freezer, dishwasher, spotlighting and opening to ...

### **FAMILY/GARDEN ROOM - 7.57m x 3.94m (24'10" x 12'11")**

A large family/garden room with utility cupboard, featuring wood burning stove, large glass apex floods the room with natural light and French doors open to the stunning landscaped rear garden.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **BEDROOM ONE - 3.43m x 3.4m (11'3" x 11'2")**

With a range of built-in wardrobes and hidden dressing table with lighting.

### **EN-SUITE SHOWER ROOM - 3.5m x 1.42m (11'6" x 4'8")**

A double ended shower room with walk through shower, vanity wash hand b low level WC and low level WC.

### **DRESSING ROOM - 4.5m x 1.75m (14'9" x 5'9")**

With hanging rails and room for additional storage.

## EXTERNALLY

### **PARKING, GARAGE & GARDEN**

Externally the property features an extensive driveway offering parking for several cars, a rare find within this area and gives access to a single garage. To the rear there is a stunning and well-maintained landscaped garden with lawn, well-presented and well stocked borders, patio with gazebo leading to a decked area and summerhouse. The perfect garden for those summer days and evenings.

**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.

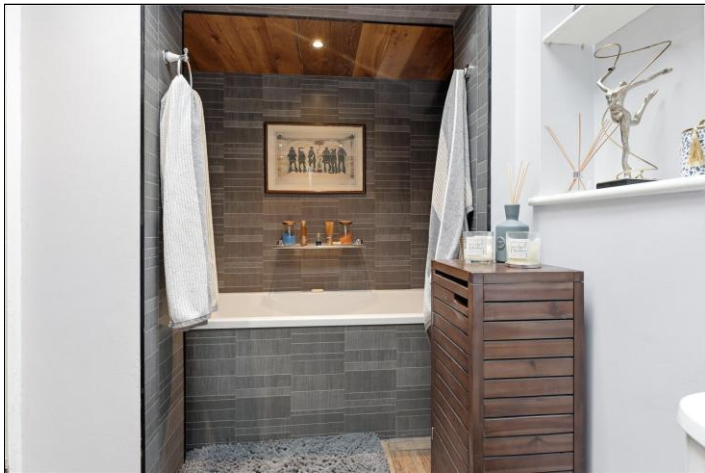
**AGENTS REF:** - DP/LS/NUN260020/18062026

**Council Tax Band:** E      **Tenure:** Freehold

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Tel: **01642 955625**



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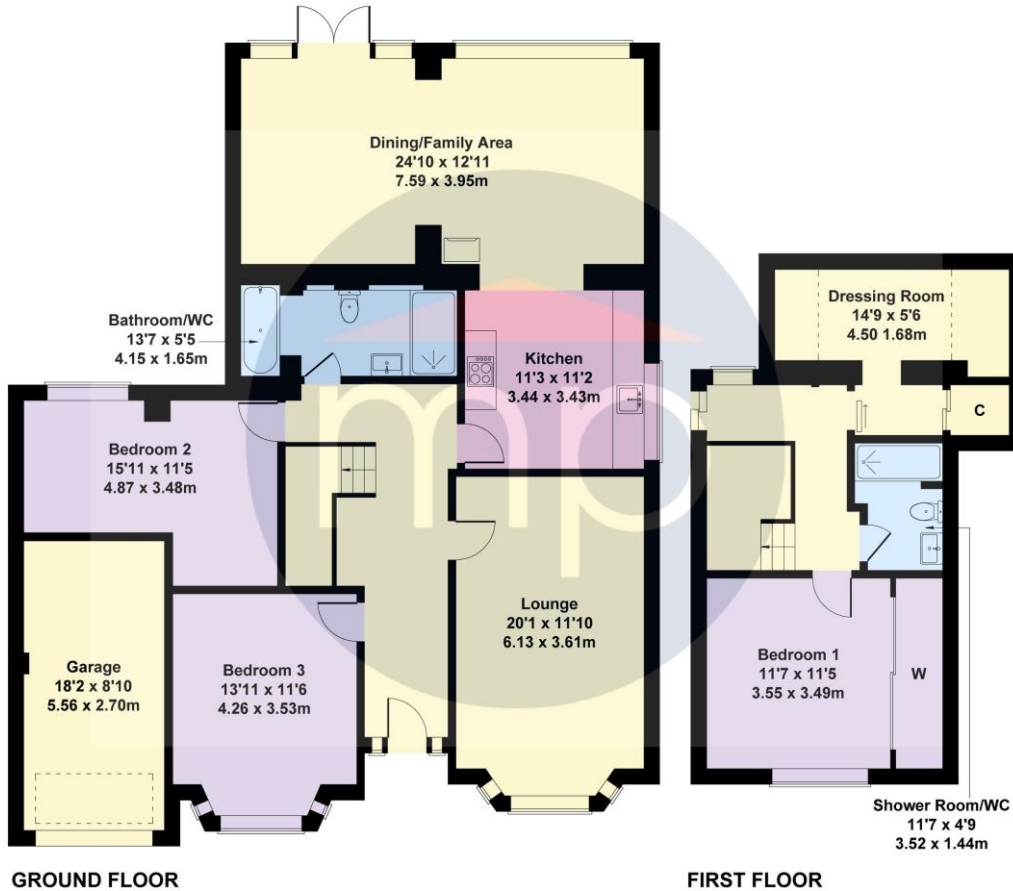


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**Dixons Bank**

Approximate Gross Internal Area  
1991 sq ft - 185 sq m



Not to Scale. Produced by The Plan Portal 2026  
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