

## BRASS CASTLE LANE, MARTON, MIDDLESBROUGH, TS8 9EF



- ▲ A Mature Four Bedroom Semi Detached House
- ▲ Occupying a Fabulous Plot of Just Under a ¼ of An Acre
- ▲ Generous Size Private Mature Rear Garden
- ▲ Extensive Block Paved Driveway & Single Garage
- ▲ Living Room with Yorkshire Stone Fire Surround & Open Fire
- ▲ Smart Fitted Kitchen Opening to Family Area & Conservatory
- ▲ Four Generous Size Bedrooms
- ▲ Second Floor Bedroom with Bathroom
- ▲ Sought After Location Within Marton Full of Original Features & Character
- ▲ Early Viewing Advised

**£337,000**

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A mature and spacious four bedroom semi-detached house occupying a fabulous plot of just under a ¼ of an acre and featuring a private mature rear garden, extensive block paved driveway, living room with Yorkshire stone fire surround and open fire, smart fitted kitchen opening to family area and conservatory and top floor bedroom with additional bathroom. 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**

With original entrance door and stained glass window, staircase to the first floor and two under stairs cupboards.

**LOUNGE - 4.14m x 3.63m (13'7" x 11'11")**

With feature Yorkshire stone fire surround and open fire, oak flooring and original bay window.

**KITCHEN - 5.4m x 2.95m (17'9" x 9'8")**

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and gas hob, space for American style fridge freezer, breakfast bar, rear external door and opening to family room.

**FAMILY ROOM - 4.85m x 3.63m (15'11" x 11'11")**

With wood burning stove with oak beam over and opening into the conservatory.

**CONSERVATORY - 3.15m x 2.77m (10'4" x 9'1")**

With French doors to the private rear garden.

**FIRST FLOOR**

**BEDROOM TWO - 4.22m x 3.84m (13'10" x 12'7")**

With cast iron original fire surround and oak flooring.

**BEDROOM THREE - 2.9m x 2.4m (9'6" x 7'10")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## BRASS CASTLE LANE, TS8 9EF

### FIRST FLOOR BATHROOM - 2.46m x 2.41m (8'1" x 7'11")

Modern suite comprising double ended bath, shower cubicle, vanity wash hand basin and part tiled walls.

### BEDROOM FOUR - 3.78m x 3.58m (12'5" x 11'9")

With staircase to the second floor.

### SECOND FLOOR

### BEDROOM ONE - 5.36m x 2.5m (17'7" x 8'2")

With Velux windows.

### BATHROOM - 3.58m x 1.98m (11'9" x 6'6")

Comprising bath, low level WC, wash hand basin, part tiled walls and Velux window.

### EXTERNALLY

### PARKING, GARAGE & GARDENS

Externally the property occupies a plot of just under a ¼ of an acre and features an extensive block paved driveway to the front elevation offering ample off road parking leading to a single detached garage and there is a mature lawned front garden. To the rear there is a landscaped mature private garden with raised decked veranda, mature hedge borders, lawn and pergola.

**AGENTS REF:** - DP/LS/NUN260102/02032026

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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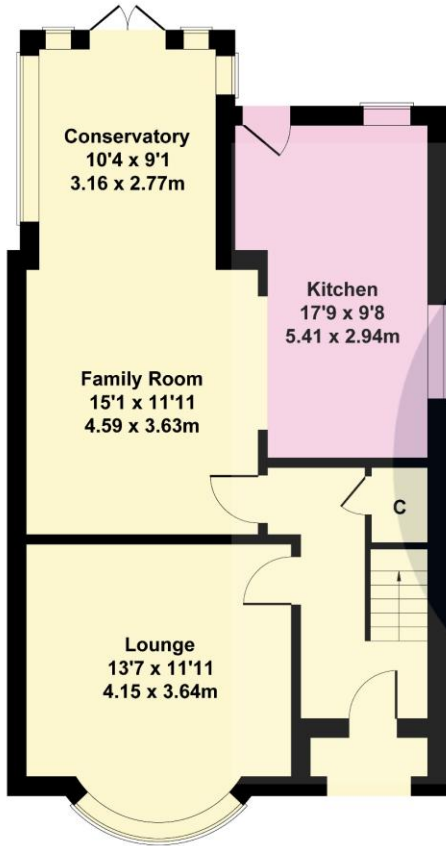


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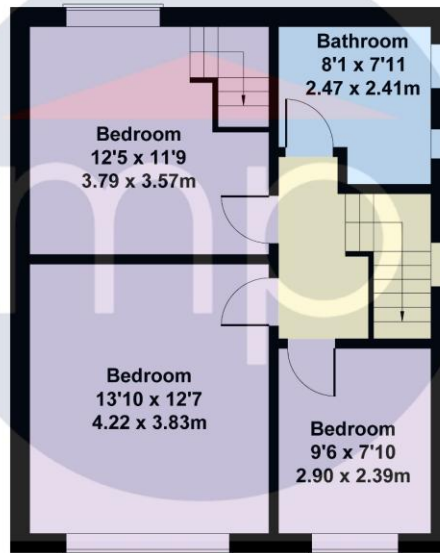


### Brass Castle Lane

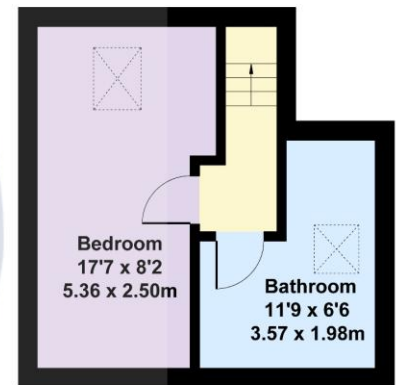
Approximate Gross Internal Area  
1550 sq ft - 144 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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