

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

£335,000

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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")

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.

TO VIEW: Tel: 01642 955625

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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.

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/NUN260102/02032026

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

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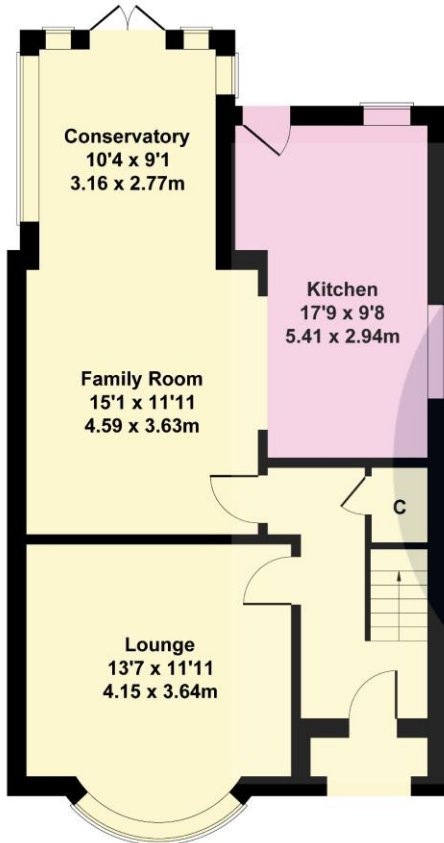


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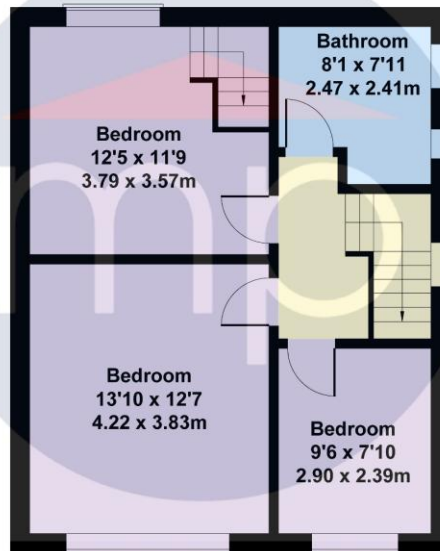


Brass Castle Lane

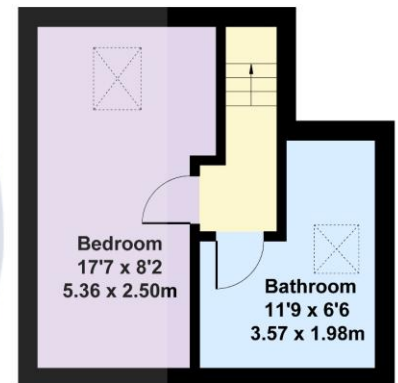
Approximate Gross Internal Area
1550 sq ft - 144 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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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