

CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8ER



- ▲ An Extended, Spacious & Mature Three Bedroom Semi Detached House
- ▲ Located Within a Popular Area of Marton
- ▲ Occupying a Fabulous Plot
- ▲ Recently Landscaped Gardens with Porcelain Patio & Offering a High Degree of Privacy
- ▲ Extended Driveway Offering Parking for Approximately Three Cars
- ▲ Garage
- ▲ Fully Re-Wired in 2024
- ▲ Modern Fitted Kitchen
- ▲ Large Open Plan Living/Family Room
- ▲ Three Generous Size Bedrooms
- ▲ Smart Family Bathroom
- ▲ Easy Access to Local Amenities

£235,000

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90 Canberra Road is a mature three bedroom semi-detached house that has been re-wired in 2024. The property occupies a lovely plot with an extended driveway offering parking for approximately three cars, garage and there is a mature private recently landscaped garden to the rear with porcelain patio and offering a high degree of privacy. Internally the accommodation briefly comprises an entrance hall, large living room opening to a family room enjoying pleasant views over the rear garden, modern fitted kitchen, three first floor bedrooms and a modern bathroom. The property is conveniently located offering access to local amenities. 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 staircase to the first floor.

LOUNGE - 6m x 3.53m (19'8" x 11'7")

With bay window to the front elevation and opening to family room.

FAMILY ROOM - 5.56m x 2.34m (18'3" x 7'8")

Enjoying pleasant views over the rear garden, French doors and side external door.

KITCHEN - 5m x 3.18m (16'5" x 10'5")

With a modern range of fitted wall and floor units with complementing work surfaces.

FIRST FLOOR

BEDROOM ONE - 4.27m x 2.92m (14' x 9'7")

With bay window to the front elevation.

BEDROOM TWO - 3.78m x 3.56m (12'5" x 11'8")

BEDROOM THREE - 2.62m x 2.13m (8'7" x 7')

BATHROOM - 2.3m x 2.03m (7'7" x 6'8")

With modern white suite.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARAGE

Extended driveway offering parking for approximately three cars leading to the garage.

GARDEN

To the rear there is a generous size and mature private garden which has recently been landscaped with porcelain patio area and offering a high degree of privacy.

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/NUN240744/26112024

Council Tax Band: C **Tenure:** Freehold

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

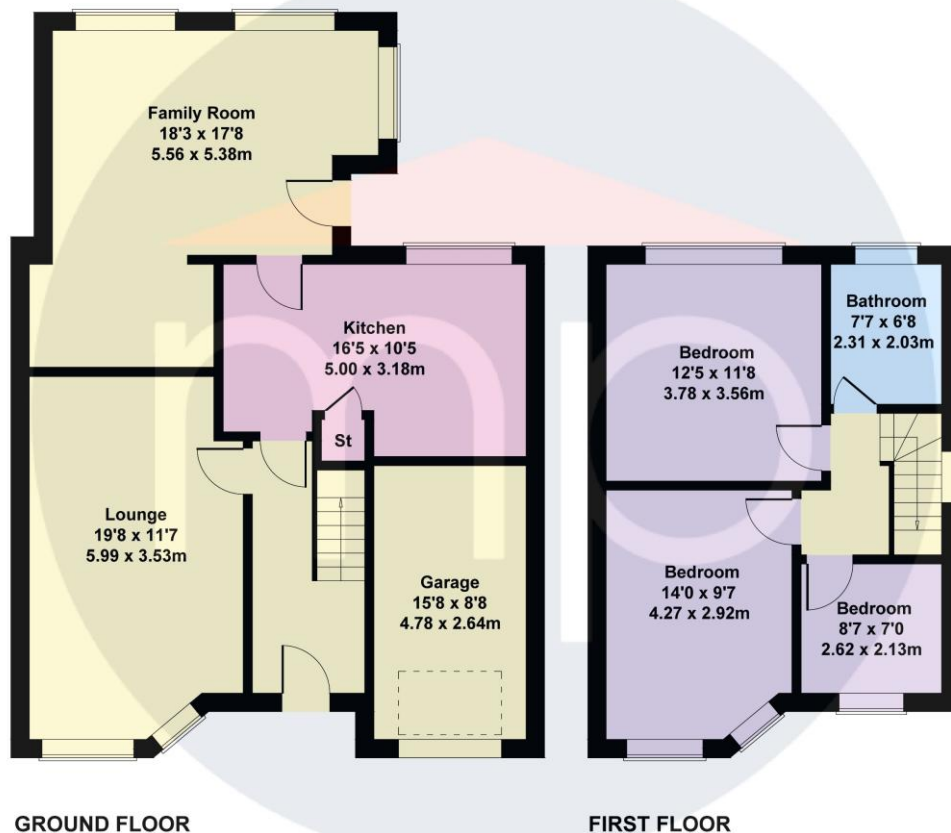


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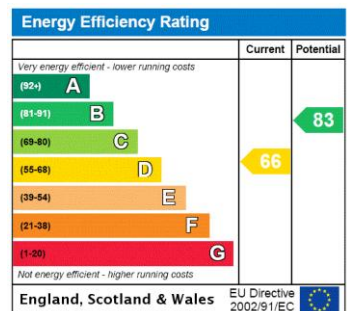
Canberra Road

Approximate Gross Internal Area
1317 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2023
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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