

LOW GILL VIEW, MARTON, MIDDLESBROUGH, TS7 8AX



- ▲ Offered For Sale with a 20% Discount Through Middlesbrough Council's Low Cost Home Ownership (Terms & Conditions Apply)
- ▲ A Two Bedroom Semi Detached House Built by Avant Homes
- ▲ Cul-De-Sac Setting
- ▲ Well Presented Accommodation Throughout
- ▲ Open Plan Kitchen/Dining/Living Area with a Modern Range of Units & Bi-Folding Doors to a Private Rear Garden
- ▲ Spacious Ground Floor WC
- ▲ Two Double Bedrooms
- ▲ Modern Bathroom
- ▲ Two Parking Spaces

£132,000

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Offered for sale through Middlesbrough Council's Low Cost Home Ownership at a 20% discount, a well-presented two bedroom semi-detached house located within a quiet cul-de-sac.

Features include an open plan kitchen/dining/living room, two double bedrooms, modern bathroom, ground floor WC, two parking spaces to the front and a private garden to the rear.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

GROUND FLOOR WC - 1.65m x 1.5m (5'5" x 4'11")

OPEN PLAN KITCHEN/DINING/LIVING AREA - 5.7m x 4.4m (18'8" x 14'5")

With a modern range of fitted units and integrated appliances, utility cupboard and bi-folding doors open to the rear garden.

FIRST FLOOR

BEDROOM ONE - 4.4m x 2.5m (14'5" x 8'2")

With built-in wardrobe.

BEDROOM TWO - 2.57m x 2.64m (8'5" x 8'8")

With built-in wardrobe and storage.

BATHROOM - 2.1m x 1.98m (6'11" x 6'6")

With a modern suite comprising bath with rainwater showerhead, floating wash hand basin and floating WC.

EXTERNALLY

PARKING

Two parking spaces to the front elevation.

GARDEN

To the rear there is a generous size private garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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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/NUN260159/04092026

Council Tax Band: B **Tenure:** Freehold

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



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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and brochures.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

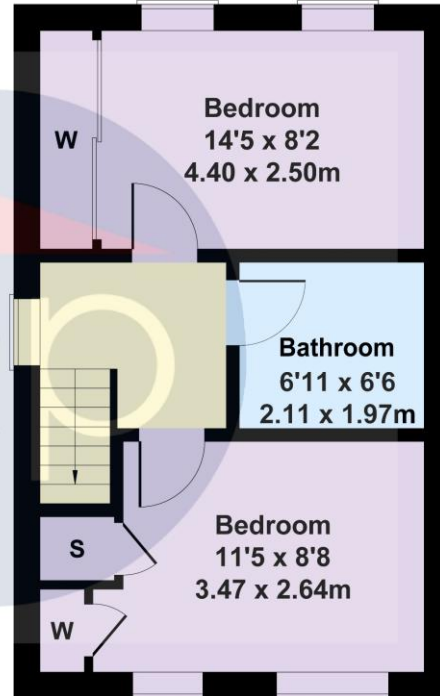
Low Gill

Approximate Gross Internal Area
689 sq ft - 64 sq m

Utility Room
5'8 x 3'9
1.73 x 1.15m



GROUND FLOOR



FIRST 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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