

CAMPION GROVE, MARTON MANOR, MIDDLESBROUGH, TS7 8SJ



- ▲ No Forward Chain
- ▲ A Two Bedroom Semi Detached House
- ▲ Ideal for a First Time Buyer
- ▲ Spacious Living Room
- ▲ Smart Fitted Kitchen
- ▲ Two Double Bedrooms
- ▲ Modern Family Bathroom
- ▲ Easy to Maintain Enclosed Rear Garden
- ▲ Driveway to Single Garage
- ▲ Easy Access to James Cook Hospital & Stewart Park

Offers Over £140,000

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Offered for sale with no forward chain, this two bedroom semi-detached house is located within the popular area of Marton Manor offering easy access to James Cook Hospital and Stewart Park. Features include two double bedrooms, smart fitted kitchen, modern bathroom, enclosed easy to maintain rear garden and single garage.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 3.94m x 5.25m (12'11" x 17'3")
With staircase to the first floor.

KITCHEN - 3.94m x 2.74m (12'11" x 9')
With a smart range of fitted wall and floor units, complementing work surfaces, cooker to be included, plumbing for washing machine, tiled splashbacks, concealed central heating boiler, and rear external door.

FIRST FLOOR

BEDROOM ONE - 3.62m (11'11") into alcove x 3.98m (13'1")

BEDROOM TWO - 3.98m x 2.77m (13'1" x 9'1")

BATHROOM - 2.41m x 1.45m (7'11" x 4'9")
Modern suite comprising bath with shower over, low level WC, wash hand basin and built-in storage.

EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is a driveway leading to a single garage and an easy to maintain garden. To the rear there is an enclosed easy to maintain garden with paving.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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AGENTS REF: - DP/LS/NUN260190/05032026

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

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





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