

## CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8ES



- ▲ A Beautifully Presented & Spacious Four Bedroom Semi Detached House
- ▲ Located Within This Prime Area of Marton
- ▲ Stunning Open Plan Kitchen/Living Area
- ▲ Separate Living Room with Bay Window
- ▲ Utility Room & Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern Bathroom & Separate Modern Shower Room
- ▲ Double Width Block Paved Driveway to Single Garage
- ▲ Easy to Maintain & Well Presented Spacious Rear Garden
- ▲ Easy Access to Local Amenities & Road Networks
- ▲ Early Viewing Advised

**Offers Over £250,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



A beautifully presented and spacious four bedroom semi-detached house located in this prime area of Marton. Features include an open plan kitchen/living area, separate living room, utility room, ground floor WC, modern bathroom and separate modern shower room, double width block paved driveway, single garage and spacious rear garden.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With staircase to the first floor and under stairs cupboard.

### **LOUNGE - 3.58m x 3.43m (11'9" x 11'3")**

With bay window to the front elevation and inset fire.

### **KITCHEN/LIVING AREA - 6.45m (21'2") (max) x 5.66m (18'7") (max)**

A beautiful open plan space flooded with natural light and featuring a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge freezer, electric oven, hob with extractor over, dishwasher, tiled splashbacks and French doors from the living area give access to the well-maintained spacious rear garden.

### **UTILITY ROOM**

With plumbing for washing machine and dryer, heated towel rail, internal door to garage and rear external door.

### **GROUND FLOOR WC - 1.5m x 1m (4'11" x 3'3")**

With low level WC and wash hand basin.

## **FIRST FLOOR**

### **BEDROOM ONE - 4.3m x 3.78m (14'1" x 12'5")**

With bay window to the front elevation and built-in wardrobes.

### **BEDROOM TWO - 3.58m x 3.25m (11'9" x 10'8")**

### **BEDROOM THREE - 3.5m x 2.24m (11'6" x 7'4")**

With built-in wardrobe.

### **BEDROOM FOUR - 2.1m x 2.08m (6'11" x 6'10")**

### **BATHROOM - 2.57m x 2.26m (8'5" x 7'5")**

White modern suite comprising bath, floating vanity basin, low level WC, fully tiled walls and spotlighting.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## CANBERRA ROAD, TS7 8ES

### **SHOWER ROOM - 2.87m x 2.16m (9'5" x 7'1")**

Modern suite comprising double shower cubicle, floating basin, floating WC, tiled walls, heated towel rail and spotlighting.

### **EXTERNALLY**

#### **PARKING & GARDEN**

Externally to the front there is a double width block paved driveway leading to the garage and to the rear there is a spacious and well-presented easy to maintain garden with patio, gravelled areas and sleeper borders.

#### **GARAGE - 4.52m x 2.29m (14'10" x 7'6")**

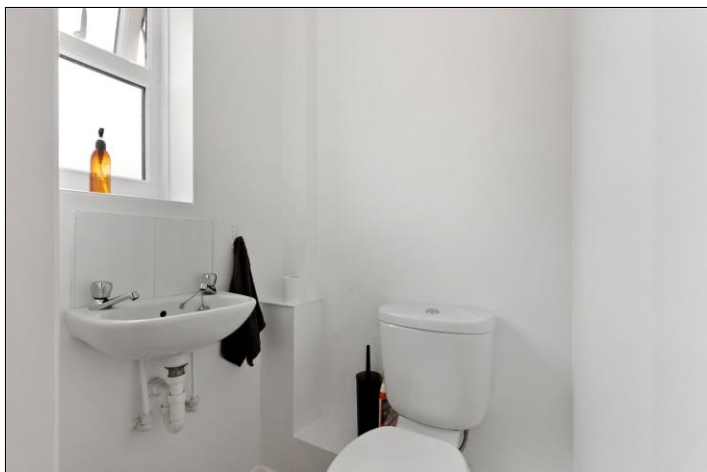
**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We 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/NUN260220/07082026

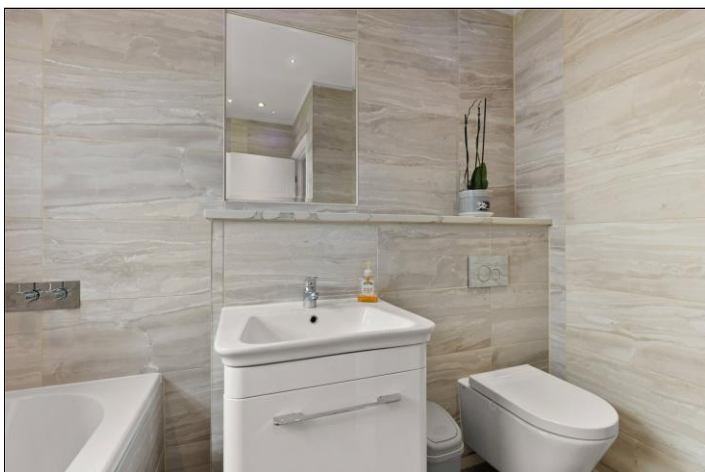
**Council Tax Band:** C      **Tenure:** Freehold

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

Tel: **01642 955625**

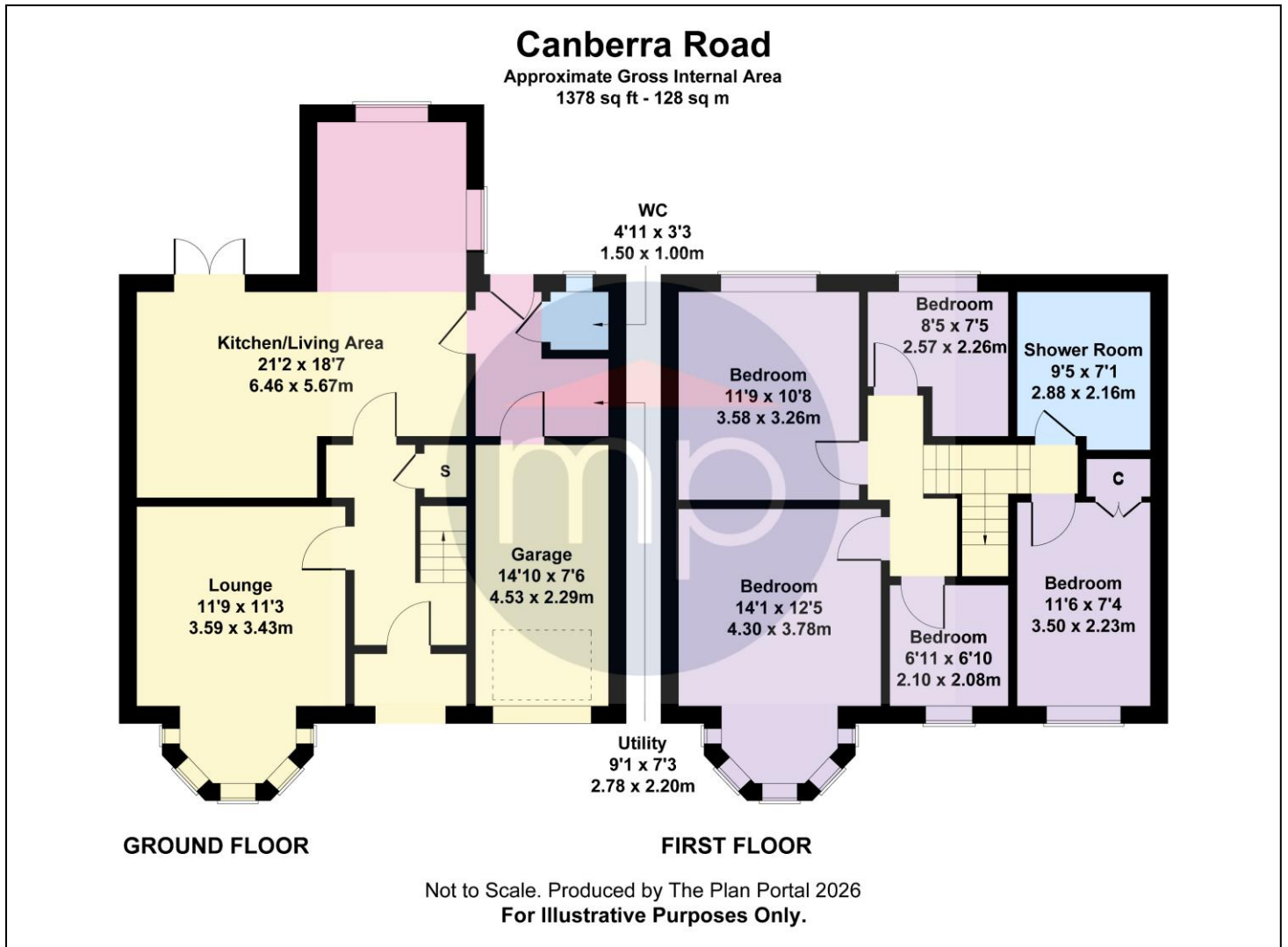


## CANBERRA ROAD, TS7 8ES

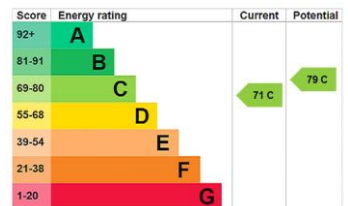


CANBERRA ROAD, TS7 8ES





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.



**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS