

## SHEVINGTON GROVE, MARTON, MIDDLESBROUGH, TS7 8PY



- ▲ Offered For Sale with No Forward Chain
- ▲ A Two Bedroom Semi Detached House
- ▲ Occupying a Lovely Private Corner Position
- ▲ Spacious Living Room
- ▲ Garden Room
- ▲ Modern Shower Room
- ▲ Two Double Bedrooms
- ▲ Driveway & Single Garage
- ▲ Private Enclosed Side & Rear Gardens

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Offered for sale with no forward chain, a two bedroom semi-detached house located within this popular area of Marton and occupying a lovely plot with a high degree of privacy to the side and rear elevations. Internal features include a garden room, generous size living room, fitted kitchen, two double bedrooms and modern shower room. 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 PORCH**

**LOUNGE - 5.26m x 3.96m (17'3" x 13')**  
With staircase to the first floor.

**KITCHEN - 3.96m x 2.77m (13' x 9'1")**  
With access to the garden room.

**GARDEN ROOM - 3.73m x 2.77m (12'3" x 9'1")**

Enjoying views over the rear garden with two large skylights flooding the room with natural light and access doors to the front and rear elevations.

**FIRST FLOOR**

**BEDROOM ONE - 4.01m x 3.35m (13'2" x 11')**  
With built-in wardrobe.

**BEDROOM TWO - 4m x 2.8m (13'1" x 9'2")**  
With built-in wardrobe.

**SHOWER ROOM - 2.16m x 1.45m (7'1" x 4'9")**

Modern suite comprising shower cubicle, low level WC, wash hand basin and storage cupboard.

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

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## **EXTERNALLY**

Externally the property is located within a quiet cul-de-sac and features a driveway leading to a detached garage and gardens. The side garden offers a high degree of privacy and there is a large timber shed.

**AGENTS REF:** - DP/LS/NUN260279/17042026

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

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

Tel: **01642 955625**





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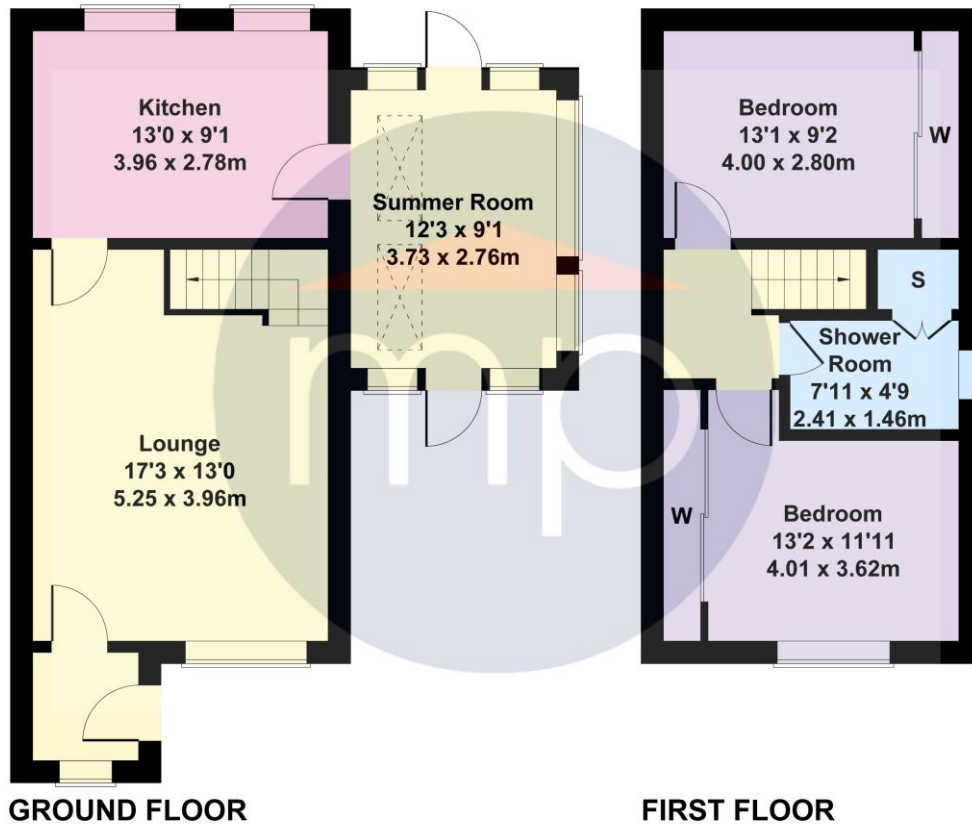
A photograph of the Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are filled with property listings and brochures. The interior is lit up, and the sign is illuminated.

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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

## Shevington Grove

Approximate Gross Internal Area  
840 sq ft - 78 sq m



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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