

# EAGLE PARK, MARTON, MIDDLESBROUGH, TS8 9QT



- ▲ An Extended & Well Presented Detached Family Home
- ▲ Two Reception Rooms
- ▲ Modern Fitted Kitchen
- ▲ Extended Hallway & Ground Floor WC
- ▲ Master Bedroom with Modern En-Suite Shower Room

- ▲ Contemporary Style Landscaped Rear Garden Offering Easy Maintenance
- ▲ Secret Side Lawned Garden
- ▲ Block Paved Driveway with EV Charger & Single Garage
- ▲ Early Viewing Advised

**£265,000**

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A beautifully presented and extended four bedroom detached family home occupying a corner plot within this popular cul-de-sac in Marton. Features include a contemporary style landscaped rear garden, separate secret walled garden, two reception rooms, smart fitted kitchen, ground floor WC, master bedroom with modern en-suite shower room and block paved driveway with EV charger to single garage. Early viewing is advised.

**KITCHEN**

With a modern range of fitted wall and floor units, granite work surfaces and integrated appliances include a dishwasher, washing machine, fridge and freezer, oven and microwave, hob and extractor hood. Karndean flooring, spotlighting and rear external door.

**DINING ROOM - 2.87m x 2.54m (9'5" x 8'4")**

With Karndean flooring.

**GROUND FLOOR**

**ENTRANCE HALL**

With Karndean flooring and staircase to the first floor.

**CLOAKROOM/WC** - With low level WC, wash hand basin and Karndean flooring.

**LIVING ROOM - 6.58m x 3.38m (21'7" x 11'1")**

With sandstone feature fire surround with modern inset gas fire and French doors open to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 3.5m x 4m (11'6" x 13'1")**

With fitted wardrobe.

**EN-SUITE SHOWER ROOM - 1.75m x 1.4m (5'9" x 4'7")**

Modern white suite comprising shower cubicle, floating wash hand basin, WC, chrome heated towel rail and spotlighting.

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## EAGLE PARK, TS8 9QT

**BEDROOM TWO - 3.38m (11'1") x 3.5m (11'6") plus alcove**

**AGENTS REF:** - DP/LS/NUN260293/07052026

**BEDROOM THREE - 2.97m x 2.51m (9'9" x 8'3")**

**Council Tax Band:** D    **Tenure:** Freehold

**BEDROOM FOUR - 2.97m x 1.98m (9'9" x 6'6")**

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**BATHROOM - 1.65m x 2.16m (5'5" x 7'1")**

Modern white suite comprising bath with shower over, low level WC, wash hand basin, part tiled walls and spotlighting.

### EXTERNALLY

#### **PARKING, GARAGE & GARDENS**

Externally the property occupies a lovely corner plot and features a block pave driveway with EV charger leading to a detached garage and to the rear there is a contemporary, recently landscaped garden offering easy maintenance. There is also the added bonus of a secret hidden garden laid to lawn with mature borders and part wall boundary.



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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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