

# CAMPION GROVE, MARTON MANOR, MIDDLESBROUGH, TS7 8SL



- ▲ An Extended & Well Presented Four Bedroom Semi Detached House
- ▲ Located Within a Quiet Cul-De-Sac in the Popular Area Marton Manor
- ▲ Extensive Block Paved Driveway & Garage
- ▲ Stunning Large Open Plan Kitchen/Dining/Family Area with a Modern Range of Units & Three Skylights Flood the Room with Natural Light

- ▲ Utility Room & Ground Floor WC
- ▲ Separate Living Room
- ▲ Four Generous Size Bedrooms, Large Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Enclosed Rear Garden

**Offers Over £230,000**

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A beautifully presented and extended four bedroom semi-detached house located within a quiet cul-de-sac in this popular area of Marton Manor offering easy access to James Cook Hospital and Stewart Park. Features include a large open plan kitchen/dining/family area, separate utility and WC, separate living room, spacious extended entrance hall, four generous size bedrooms, large master bedroom with modern en-suite shower room, modern family bathroom, extensive driveway and garage. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

**KITCHEN/DINING/FAMILY AREA**

With a modern range of fitted units, electric oven, microwave, gas hob with extractor, space for American style fridge freezer, spotlighting, access to the utility, vaulted ceiling to the rear with three large skylights flooding the room with natural light and French doors open to the rear elevation.

**UTILITY ROOM**

With a range of larger style cupboards for additional storage, spotlighting and internal door to the garage.

**WC**

With WC, wash hand basin and heated towel rail.

**GROUND FLOOR**

**ENTRANCE HALL**

A spacious entrance hall with staircase to the first floor, spotlighting and French doors to the living room.

**LIVING ROOM**

With double doors to the open plan kitchen/dining/family area.

**FIRST FLOOR**

**BEDROOM ONE**

Large master bedroom with spotlighting.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## EN-SUITE SHOWER ROOM

Modern suite comprising walk-in shower enclosure, vanity style when, low level WC, part tiled walls and heated towel rail.

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

With built-in storage over bulkhead.

## BATHROOM

Modern white suite comprising roll top claw foot bath with shower over and screen, wash hand basin, WC, part tiled walls and spotlighting.

## EXTERNALLY

## PARKING & GARAGE & GARDEN

Externally the property is located at the bottom of a quiet cul-de-sac and features an extensive driveway leading to a garage and to the rear there is an easy to maintain garden with spacious patio area and lawn.

## 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/NUN260298/18052026

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

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Tel: **01642 955625**



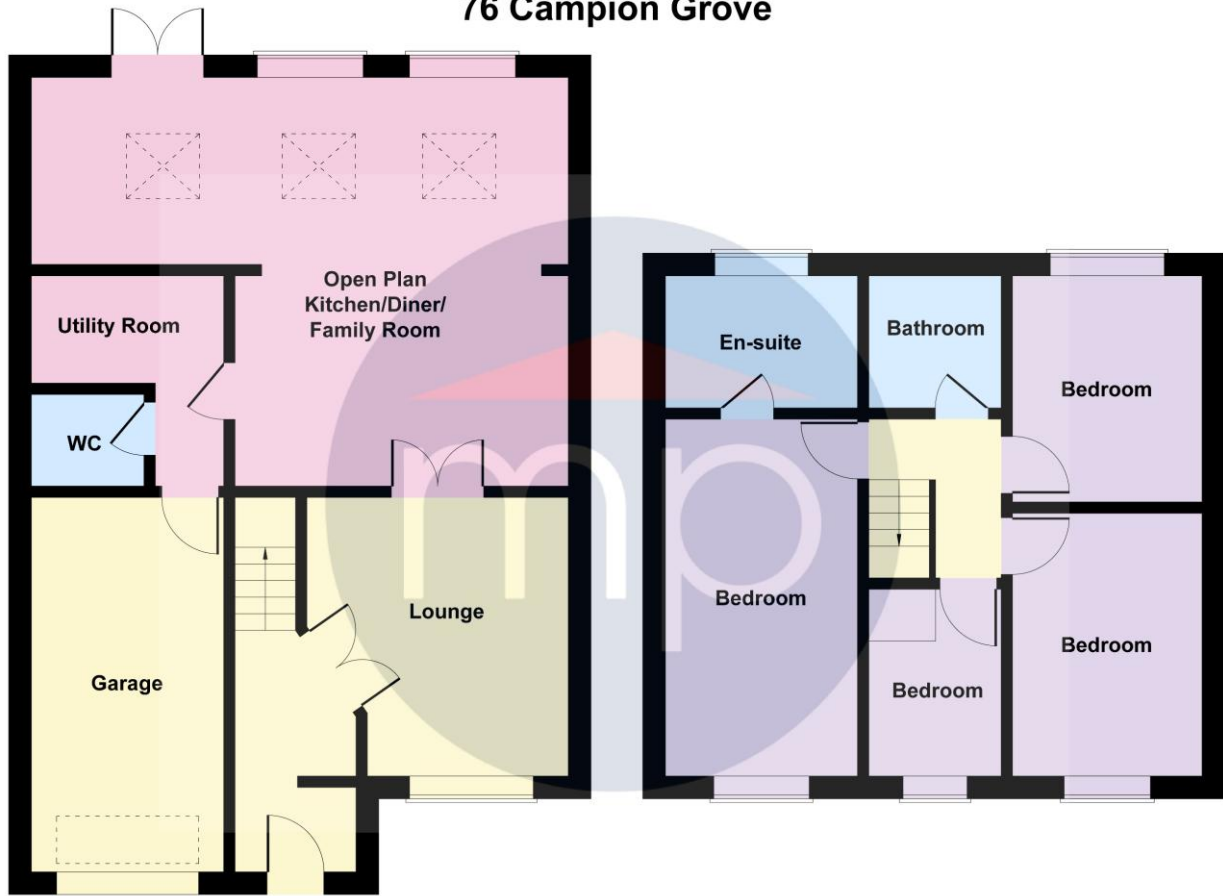
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**76 Campion Grove**



**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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