

CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8EU



- ▲ A Spacious & Extended Four Bedroom Semi Detached House
- ▲ Large Open Plan Kitchen Diner
- ▲ Separate WC
- ▲ 24ft Family/Dining Room & Separate Living Room
- ▲ Block Paved Driveway Offering Ample Parking & Single Garage

- ▲ Generous Size Private Rear Garden Laid to Lawn with Decked Veranda
- ▲ Four Generous Size Bedrooms
- ▲ Smart Family Bathroom
- ▲ Sought After Location Within Marton
- ▲ Good Access to Local Amenities & the A174

Offers Over £285,000

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26 Canberra Road is a well-presented and significantly extended four bedroom semi-detached house located within a popular area of Marton.

Occupying a fabulous plot with ample off road parking, single garage and a large private rear garden.

Internally the accommodation briefly comprises an extended open plan kitchen dining room, ideal for entertaining, 24ft family dining area, separate living room, ground floor WC, four generous size bedrooms and a family bathroom.

We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

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

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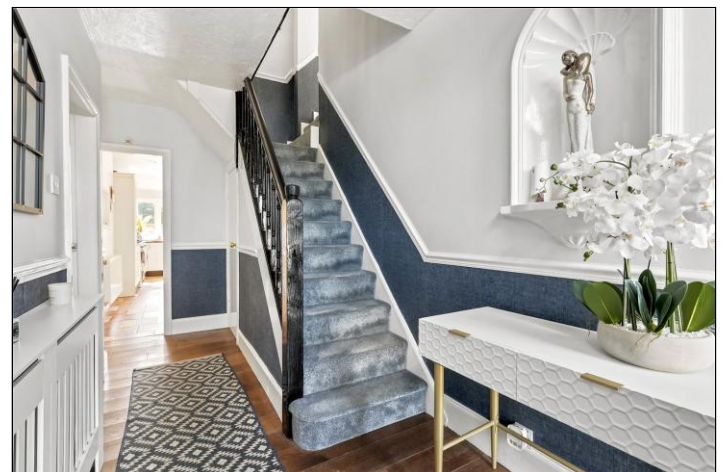
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BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering 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/NUN260350/05092026

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

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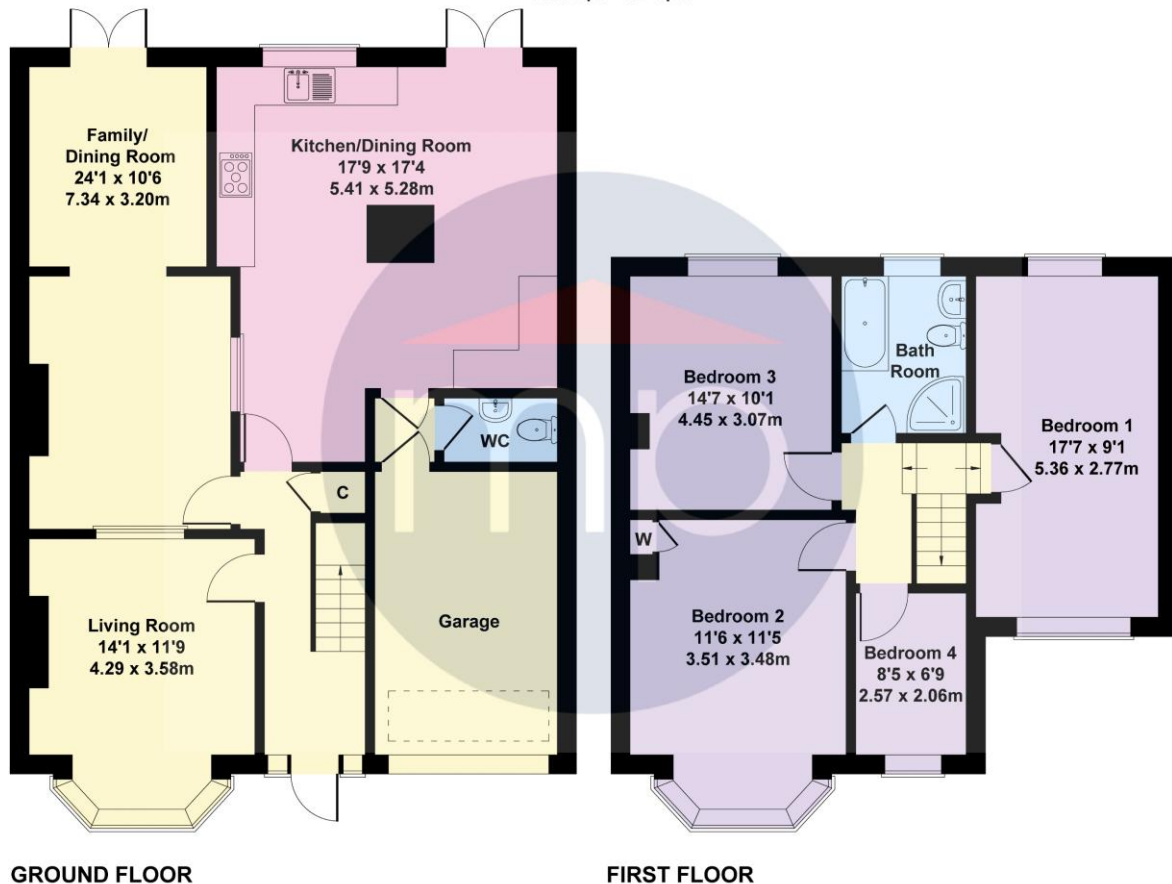


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Canberra Road

Approximate Gross Internal Area
1636 sq ft - 152 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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