

SALTRAM GROVE, MARTON, MIDDLESBROUGH, TS7 8RD



- ▲ Well Presented Three Bedroom Semi Detached House
- ▲ Sought After Residential Location
- ▲ Block Paved Driveway to Garage
- ▲ 25ft plus Through Lounge Dining Room

- ▲ Extended 18ft plus Kitchen
- ▲ Family Bathroom
- ▲ UPVC Double Glazed Windows
- ▲ Front & Rear Gardens
- ▲ Early Viewing Recommended

£185,000

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Well-presented three bedroom semi-detached house located in a sought after location offering easy access to James Cook University Hospital and benefiting from an extended 18ft plus kitchen, 25ft plus through lounge diner, modern family bathroom, block paved driveway to a single garage and front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE DINER - 7.8m (25'7") x 3.23m (10'7") reducing to 2.67m (8'9")

With laminate flooring and attractive fire surround.

KITCHEN - 2.3m x 5.56m (7'7" x 18'3")

Featuring a range of fitted wall and floor units, space for cooker, inset sink, space for fridge freezer, plumbing for washing machine, part tiled walls and side access door.

FIRST FLOOR

LANDING

With airing cupboard and loft access.

BEDROOM ONE - 4.3m x 3.18m (14'1" x 10'5")

BEDROOM TWO - 3.45m x 2.77m (11'4" x 9'1")

BEDROOM THREE - 1.98m x 2.74m (6'6" x 9')

FAMILY BATHROOM

Modern fully tiled family bathroom comprising p' shaped bath with over shower and screen, low level WC and wash hand basin set in a modern vanity style unit.

EXTERNALLY

GARDENS & GARAGE

Double gates leading to a block paved driveway and garage. Front and rear gardens.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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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/NUN240787/25102024

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

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**

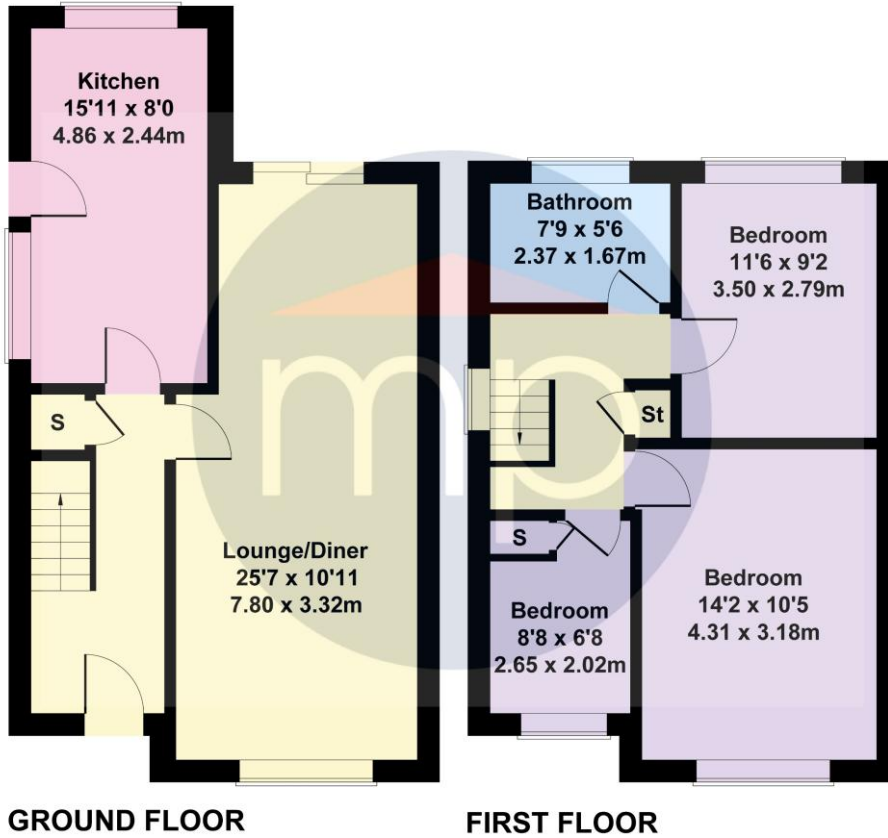


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Saltram

Approximate Gross Internal Area
904 sq ft - 84 sq m

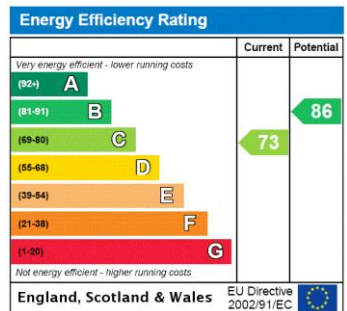


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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