

## 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

**Offers Over £180,000**

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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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## SALTRAM GROVE, TS7 8RD

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**AGENTS REF:** - DP/LS/NUN240787/25102024

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

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

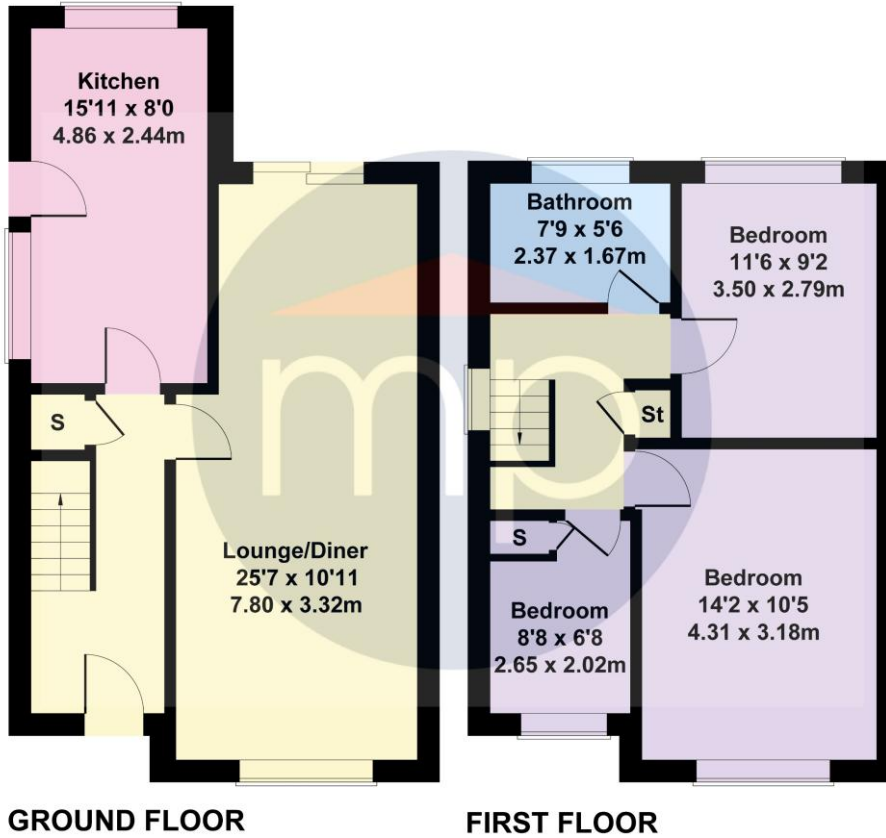


SALTRAM GROVE, TS7 8RD



## Saltram

Approximate Gross Internal Area  
904 sq ft - 84 sq m

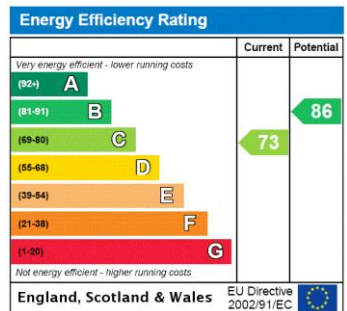


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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