

CHESTERFIELD DRIVE, MARTON, MIDDLESBROUGH, TS8 9ZE



- ▲ A Beautifully Presented Three Bedroom Semi Detached House Built by Gentoo Homes
- ▲ Popular Location Within Marton
- ▲ Private Southerly Facing Rear Garden, Ideal for Entertaining
- ▲ Lounge Diner with Bespoke Built-In Storage

- ▲ Smart Fitted Kitchen with Utility
- ▲ Ground Floor WC
- ▲ Modern Family Bathroom
- ▲ Generous Size Bedrooms
- ▲ Solar Panels
- ▲ Early Viewing Advised

Offers Over £200,000

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A well-presented three bedroom semi-detached house located within this popular area of Marton featuring a southerly facing private rear garden, driveway to single garage, smart fitted kitchen with utility, spacious lounge diner and ground floor WC. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With storage cupboard and staircase to the first floor.

GROUND FLOOR WC

With low level WC and wash hand basin.

KITCHEN - 3.76m x 2.34m (12'4" x 7'8")

With a smart range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, oven, gas hob with extractor over, plumbing for dishwasher, spotlighting and sliding door to the utility.

UTILITY - 2.34m x 1.24m (7'8" x 4'1")

With shelving and space to stack a washing machine and dryer.

LOUNGE DINER - 4.5m x 4.4m (max) (14'9" x 14'5" (max))

With a range of built-in bespoke storage and French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - 4.4m x 2.6m (14'5" x 8'6")

BEDROOM TWO - 3.76m x 2.34m (12'4" x 7'8")

BEDROOM THREE - 2.26m x 2.06m (7'5" x 6'9")

BATHROOM

Modern suite comprising bath, floating basin, low level WC, part tiled walls, heated towel rail and spotlighting.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is a driveway leading to a single garage with up and over door, electric, light and rear courtesy door. To the rear there is a private southerly facing garden, ideal for entertaining with lawn, covered pergola to the rear of the garage, decked area and planted borders.

SOLAR PANELS

There are 12 panels to reduce electricity costs which also includes a paid quarterly export tariff to the homeowner until 2035.

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/NUN260458/21082026

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

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Tel: **01642 955625**

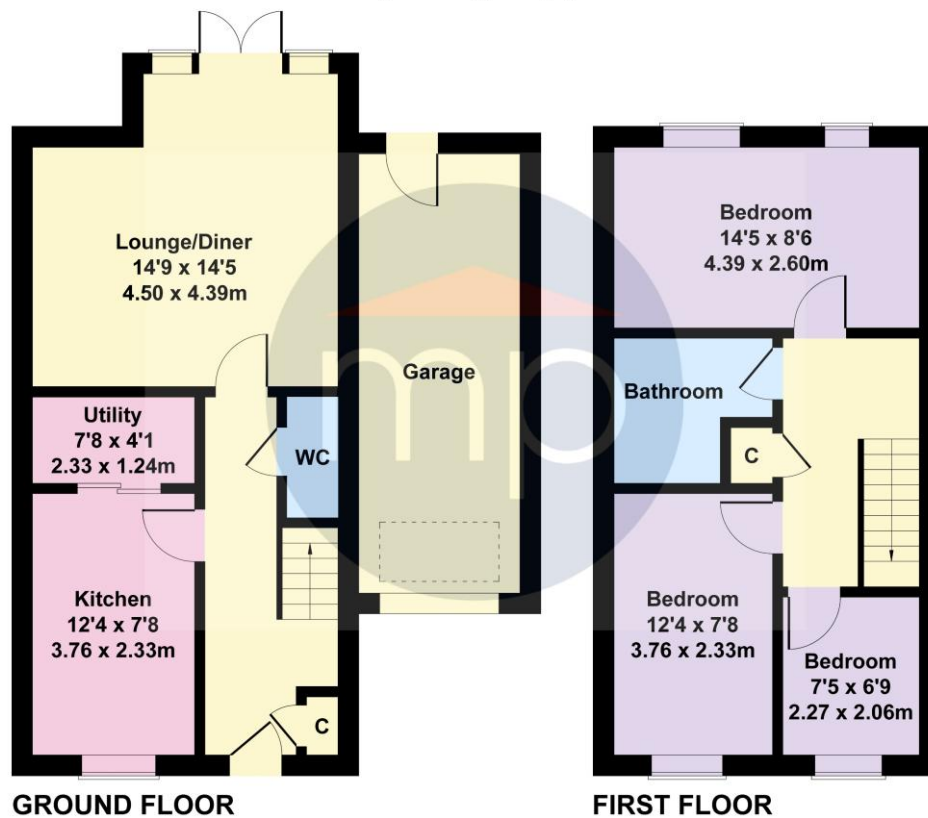


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Chesterfield drive

Approximate Gross Internal Area
861 sq ft - 80 sq m
(Excluding Garage)



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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