

BEECHES RISE, MARTON, MIDDLESBROUGH, TS7 8DR



- ▲ No Forward Chain, A Recently Refurbished Three Bedroom Extended Detached Bungalow
- ▲ Occupying a Fabulous Plot Within a Quiet Cul-De-Sac with Open Views to the Front Elevation
- ▲ Immaculately Presented Inside
- ▲ 24ft Open Plan Modern Kitchen Diner with Smart Range of Units, Granite Work Surfaces & Integrated Appliances
- ▲ Separate Living Room & Three Generous Size Bedrooms
- ▲ Beautiful Family Bathroom & Separate WC
- ▲ Driveway Offering Parking for Two/Three Cars Leading to a Detached Garage
- ▲ Enclosed Private Spacious Gardens to the Front, Side & Rear Elevations
- ▲ Clear Shale Test Available & Clear Air System Fitted in The Loft
- ▲ This Bungalow Must Be Seen to Be Fully Appreciated

Offers Over £300,000

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Refurnished from top to bottom with no expense spared, a spacious extended three bedroom detached bungalow offered for sale with no forward chain.

Occupying a fabulous plot within a quiet cul-de-sac and featuring a stunning open plan kitchen diner, separate living room, three generous size bedrooms, beautifully presented bathroom, ample parking to a detached garage and gardens to the front, side and rear elevations.

GROUND FLOOR

ENTRANCE HALL

Opening to ...

LARGE KITCHEN DINER - 7.42m x 2.6m (24'4" x 8'6")

With a modern range of fitted wall and floor units, granite work surfaces, electric oven, electric hob with extractor over, integrated fridge, freezer, washing machine and dishwasher. Rear external door and three large windows flood the area with natural light.

LOUNGE - 5.36m x 4.04m (17'7" x 13'3")

With feature fire surround, inset fire and large set of patio doors open to the side elevation.

BEDROOM ONE - 3.86m x 3.3m (12'8" x 10'10")

BEDROOM TWO - 3.28m x 2.67m (10'9" x 8'9")

BEDROOM THREE - 2.95m x 2.4m (9'8" x 7'10")

BATHROOM - 3.3m (max) x 2.6m (10'10" (max) x 8'6")

A stunning suite with large shower enclosure, freestanding bath, vanity wash hand basin, low level WC and fully tiled walls.

SEPARATE WC - 2.36m x 0.74m (7'9" x 2'5")

With low level WC and vanity wash hand basin.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS - To the front there is a large easy to maintain gravelled garden with tree borders and offers open views. Gated access to the side and rear elevations lead to spacious well maintained garden with block paved patio and gravelled areas. A fabulous plot within a beautiful location.

PARKING & GARAGE - Accessed via a rear cul-de-sac to a driveway offering parking for two/three cars leading to a detached garage.

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/NUN260517/04092026

Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 955625**



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Beeches Rise

Approximate Gross Internal Area
1033 sq ft - 96 sq m

WC
7'9 x 2'5
2.36 x 0.74m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	82 D	
39-54	E		
21-38	F		
1-20	G		



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