



## 11 Jasmine Grove

Marnton-In-Cleveland, Middlesbrough, TS7 8SN

**Offers over £170,000**



Welcome to Jasmine Grove in the charming Marnton-In-Cleveland, Middlesbrough! This delightful semi-detached house is a gem waiting to be discovered.

As you step inside, you are greeted by an inviting reception room, perfect for entertaining guests or simply relaxing with your loved ones. The modern open plan kitchen/diner is a culinary enthusiast's dream, complete with integrated appliances that make cooking a joy.

With three cosy bedrooms, there's plenty of space for the whole family to unwind and recharge. The stylish fully tiled family bathroom, fitted with a three-piece white suite, offers a touch of luxury for your daily routines.





**Note:**

The Boiler Was Installed In 2020 & Has Been Annually Serviced. The Windows Were Fitted In 2022.

**Location**

Delightfully Positioned In The Cul-De-Sac Jasmine Grove. From Stokesley Road A172, Turn Onto Gainsborough Road, Then A Left Onto Campion Grove, Then Right Onto Jasmine Grove, The Property Sits On The Left.

- Marlon Manor Primary School - 6 Minute Walk
- The King's Academy Senior School - 8 Minute Drive
- The Rudds Arms Pub - 10 Minute Walk
- The James Cook University Hospital - 6 Minute Drive
- Stewart Park, Lake, Playground, Cafe & Museum - 5 Minute Walk

Distance Times Estimated Using Google Maps.

**Entrance Hallway**

Entrance Leads To Lounge & Staircase To First Floor.

**Lounge**

15'1" x 12'3" (4.60 x 3.75)  
Storage Cupboard, uPVC Double Glazed Window, Radiator.

**Kitchen/Diner**

9'10" x 16'0" (3m x 4.9m )  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Spotlights, Integrated Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, French Doors To Rear, Radiator.

**First Floor Landing**

Access To Bedrooms & Bathroom.

**Bedroom One**

13'2" x 8'6" (4.03 x 2.60 )  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Two**

9'2" x 9'1" (2.80 x 2.77)  
Storage Cupboard, uPVC Double Glazed Window, Radiator.

**Bedroom Three**

9'11" x 6'7" (3.03 x 2.01 )  
Storage Cupboard, uPVC Double Glazed Window, Radiator.

**Family Bathroom**

6'1" x 6'1" (1.87 x 1.87)  
Fitted With A Three Piece White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

**Loft Space**

Partially Boarded.

**Detached Garage Conversion**

Spotlights, uPVC Double Glazed French Doors.

**Energy Efficiency Rating - E**

The Full Energy Efficiency Rating Certificate Is Available On Request.

**Property Information**

- Tenure: Freehold
- Local Authority: Middlesborough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: C
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Disclaimer**

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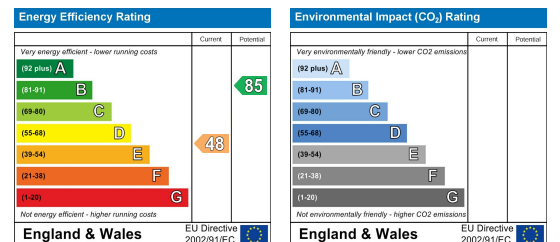
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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