



## 7 St. Ives Close

Middlesbrough, TS8 9AA

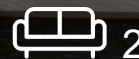
**Offers over £475,000**

Welcome to this stunning 5 bedroom family home in St Ives, Marton, Middlesbrough! Recently extended, featuring a spacious master bedroom with en suite, walk-in wardrobe, and balcony facing the landscaped rear garden. Additional loft conversion offers versatility. Enjoy the refurbished bathrooms, including a top of the range whirlpool bath. Two spacious reception rooms, one currently serving as an games room. The state of the art kitchen with integrated appliances opens to the garden, complemented by underfloor heating. Extras include a utility room, double garage (currently a gym), and parking for three cars. Close to amenities, schools, and parks. Move in ready with potential for further extension. Contact Progression Property for details.

- 5 Bedroom spacious family home
- Spacious master bedroom with en suite, walk in wardrobe, and balcony facing rear garden
- The rear garden has recently been landscaped
- Additional loft conversion which also includes an en suite which is currently used as a bedroom however can also be used for additional storage,
- Close to Stewarts Park and James Cook Hospital
- Additional land which can be purchase though Middlesbrough council at the rear of the property
- A turn key property with nothing that needs doing

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.





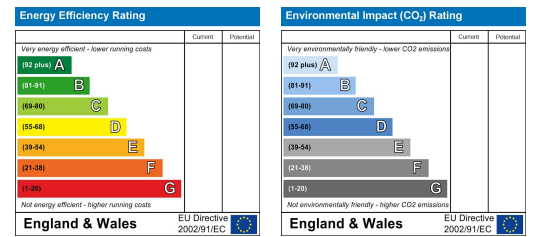
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>