



THE  
YORKSHIRE PROPERTY  
AGENCY



# 99a Gunnergate Lane, Marton-in-Cleveland

£499,950

🛏️ 5 🚿 2 🚗 1





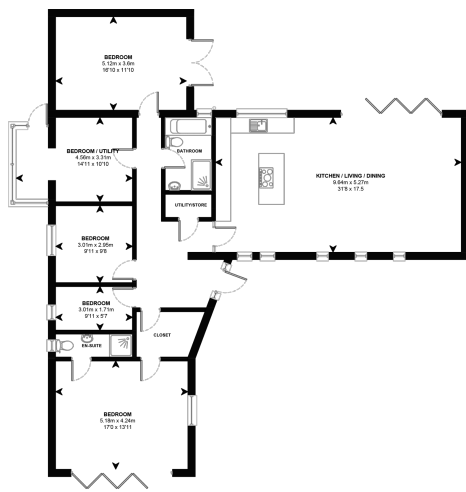
**The Yorkshire Property Agency** is delighted to introduce this simply stunning detached bungalow set on a fabulous plot and located on a popular road in Marton-in-Cleveland, TS7. Offering exceptional style, light and lateral space, there are few properties in the area that can be compared at this price-point.

This exquisite family home offers flexible accommodation throughout. Briefly consisting of two attractive and charming double-bedrooms (one of which has double-doors accessing the fabulous decking area), a further single-bedroom, and two further potential bedrooms; one of which is being used as an elegant secondary reception room with en-suite facilities and direct access to the front garden and decking area and the other is being used as a spacious storage and utility room. In addition, the property comprises a modern and spacious family bathroom with both contemporary bath and shower facilities, ample storage space throughout and a wonderfully impressive open-plan kitchen / reception room. This room needs to be seen in the flesh to be appreciated! The stylish bespoke kitchen boasts all the modern conveniences including integrated AEG and Neff appliances, wine-fridge, stylish lighting and a wonderful island / breakfast bar for entertaining. The reception room offers further ample space and a wood-burning stove to cosy up near on those winter-nights.

The property further benefits from a secure entry-system with secure off-street parking for multiple cars, a spacious 1.5 x garage, attractive front and rear landscaped gardens and fantastic areas designed for al-fresco entertaining. Furthermore, the property consists of an external studio office which has been thoroughly insulated, heated and finished to an exacting standard.

Marton-in-Cleveland is a prime location and charming southern suburb of Middlesbrough. The area boasts a number of amenities such as banks, shops, supermarkets, eateries, public houses and pharmacies in addition to a number of highly rated primary schools. The area further benefits from a popular cricket club.





Whilst every attempt has been made to ensure the accuracy of the floor-plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Stunning Detached Bungalow • Prime TS7 Location
- Three-to-Five Bedrooms
- Flexible Accommodation
- Finished to an Exacting Standard
- Secure Off-Street Parking
- Fully Walled Front and Rear Gardens
- Fully Insulated and Heated Studio / Garden Office
- 1.5 x Secure Garage
- Council Tax Band F

