



**Blairgowrie, Marton-In-Cleveland Middlesbrough TS8 9XU**

**welcome to**

## **Blairgowrie, Marton-In-Cleveland Middlesbrough**

A beautifully maintained three bedroom detached family home located in eagle park. Externally this home benefits from beautiful front and rear gardens with a driveway leading to the garage.

### **Entrance Hall**

Entered via wooden door to the front, stairs to first floor, understair storage, radiator and UPVC double glazed window to side.

### **Lounge**

19' 9" x 11' 7" (Maximum) ( 6.02m x 3.53m (Maximum) )  
UPVC double glazed window to front, UPVC double glazed French doors to rear garden, coved cornicing, TV point, telephone point, electric fire and radiator.

### **Kitchen**

10' 10" x 9' 3" ( 3.30m x 2.82m )  
Range of wall and base units with complimentary work surfaces, space for under counter fridge/freezer, integral electric oven, four ring gas hob, sink/drain, plumbing for washing machine, combi boiler, UPVC double glazed window to rear, coved cornicing and radiator.

### **Landing**

Stairs from hall, loft access and coved cornicing.

### **Bedroom 1**

8' 1" x 11' 9" ( 2.46m x 3.58m )  
UPVC double glazed window to front, coved cornicing and radiator.

### **Bedroom 2**

12' 1" x 7' 10" ( 3.68m x 2.39m )  
UPVC double glazed window to rear, coved cornicing and radiator.

### **Bedroom 3**

8' 1" x 5' 11" ( 2.46m x 1.80m )  
UPVC double glazed window to front, coved cornicing and radiator.

### **Bathroom**

Wash hand basin, bath with shower over, WC, storage cupboard, coved cornicing, extractor fan and UPVC double glazed window to rear.

### **Externally**

#### **Front Garden**

Landscaped front garden and driveway leading to garage.

#### **Rear Garden**

Lawned area and steps leading to lounge.

#### **Garage**







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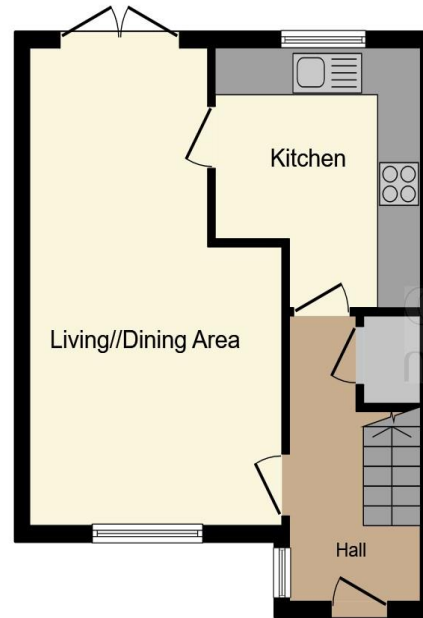
welcome to

## Blairgowrie, Marton-In-Cleveland Middlesbrough

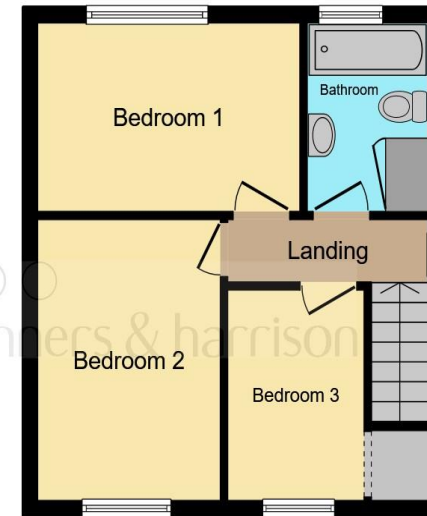
- BEAUTIFULLY MAINTAINED
- DETACHED FAMILY HOME
- WELL PROPORTIONED BEDROOMS
- DRIVEWAY AND GARAGE
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: D

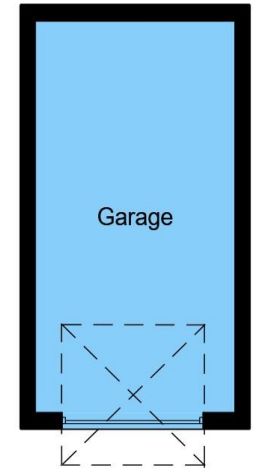
**£180,000**



**Ground Floor**



**First Floor**



**Garage**

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
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