









welcome to

Galgate Close, Marton-In-Cleveland Middlesbrough

A three bedroomed semi-detached family home situated within Marton. Externally this house benefits from a well maintained rear garden with a driveway to the front leading to the garage.

Porch

Entered by UPVC double glazed door, UPVC double glazed windows.

Lounge

22' 7" (max) x 11' 3" (max) (6.88m (max) x 3.43m (max)) UPVC double glazed window to front, radiator, TV point, telephone point, coved cornicing.

Dining Room

9' 1" (max) x 8' 3" (max) (2.77m (max) x 2.51m (max)) UPVC double glazed sliding door leading to rear, coved cornicing.

Kitchen

20' 5" (max) x 11' 7" (max) (6.22m (max) x 3.53m (max)) Range of wall and base units with complimentary working surfaces, UPVC double glazed window to rear, UPVC double glazed door to rear, plumbing for washing machine, sink/draining board unit with mixer tap, integral electric oven, four ring electric hob, extractor fan, integral fridge/freezer, storage cupboards, spotlights.

First Floor Landing

Stairs from lounge, UPVC double glazed window to side, void loft access.

Bedroom 1

10' 7" (max) x 11' 9" (max) (3.23m (max) x 3.58m (max)) UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 2

10' 6" (max) x 10' 2" (max) (3.20m (max) x 3.10m (max)) UPVC double glazed window to rear, radiator.

Bedroom 3

8' 8" (max) x 9' 5" (max) (2.64m (max) x 2.87m (max)) UPVC double glazed window to front, radiator.

Bathroom

Wash hand basin with mixer tap, low level low flush W/C, two UPVC double glazed windows to side and rear, bath with mixer tap and wall mounted shower head.

Externally

Rear Garden

Patio seating area, enclosed by timber fencing.

Front Garden

Driveway leading to:

Garage













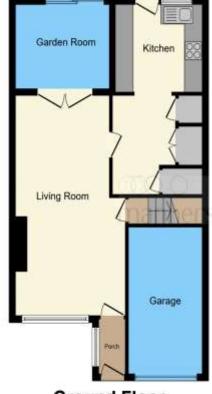
welcome to

Galgate Close, Marton-In-Cleveland Middlesbrough

- TWO RECEPTION ROOMS
- FITTED KITCHEN
- **FAMILY BATHROOM**
- **IDEAL FAMILY HOME**
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

£165,000





Ground Floor

First Floor

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR110303



Property Ref: MAR110303 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01642 311133



manners & harrison

Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton, MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.