



**Gunnergate Lane, Marton-In-Cleveland Middlesbrough TS7
8HZ**

welcome to

Gunnergate Lane, Marton-In-Cleveland Middlesbrough

Boasting generous proportions throughout, the ground floor features four versatile reception rooms. Externally, this home truly impresses the rear garden is a private haven, perfect for outdoor dining and play, while the front of the property benefits from a spacious driveway.

Entrance Hall

Entered via UPVC double glazed door into hallway, stairs to first floor, understairs storage cupboard.

Reception Room

10' 10" x 14' 6" (3.30m x 4.42m)
UPVC double glazed window to front, radiator.

Living Room

15' 6" x 11' 4" (4.72m x 3.45m)
UPVC double glazed window to front, radiator, open fire, TV point, telephone point, coved cornicing to ceiling.

Kitchen

12' 6" x 10' 11" (3.81m x 3.33m)
Range of base and wall units, complementary work surfaces, Belfast style sink with mixer tap, wooden double glazed sash window to side, recess for cooker, extractor fan, archway leading to dining room.

Family Room

18' 5" x 12' 6" (5.61m x 3.81m)
UPVC double glazed patio door leading to the rear garden, radiator, spotlight to the ceiling with skylights.

Utility, W/C

7' 9" x 7' 7" (2.36m x 2.31m)
Storage units, work surfaces, wash hand basin, plumbing for washing machine, UPVC double glazed window to side, UPVC double glazed door leading to the side, W/C.

Dining room

15' 8" x 10' 10" (4.78m x 3.30m)
Wooden double glazed door leading to the rear garden, radiator, wooden double glazed window to

rear.

Landing

Coved cornicing to ceiling.

Bedroom 1

12' 1" x 11' 7" (3.68m x 3.53m)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 9" x 9' 6" (3.58m x 2.90m)
UPVC double glazed window to rear, radiator.

Bedroom 3

11' 3" (excl wardrobes) x 6' 11" (3.43m (excl wardrobes) x 2.11m)
UPVC double glazed window to rear, radiator, built in wardrobes.

Bedroom 4

11' 3" x 5' 8" (3.43m x 1.73m)
UPVC double glazed window to front, radiator.

Family Bathroom

Bath with mixer tap, UPVC double glazed window to side, W/C, chrome heated towel rail.

Externally

Front Garden

Multiple car driveway to the front.

Rear Garden

Family size rear garden, aspects of turf, children's play area, raised decking area to the rear, timber built storage shed, patio seating area.





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welcome to

Gunnergate Lane, Marton-In-Cleveland Middlesbrough

- FOUR RECEPTION ROOMS
- MODERN FITTED KITCHEN
- UTILITY & W/C
- FAMILY BATHROOM
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over
£325,000



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

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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk