



**Canberra Road, Marton-In-Cleveland Middlesbrough TS7 8EU**

**welcome to**

## **Canberra Road, Marton-In-Cleveland Middlesbrough**

Upon entering, you are welcomed by a bright entrance hallway leading into a well-proportioned lounge and a versatile family room, ideal for relaxing or entertaining. To the front, there is a double driveway providing ample off-street parking, along with a garage featuring an up-and-over door.

### **Entrance Hall**

Entered via UPVC double glazed door to front, dado rail, radiator, stairs to first floor, understairs storage cupboard.

### **Lounge**

14' 1" x 11' 9" ( 4.29m x 3.58m )  
UPVC double glazed bay window to front, feature fireplace, coved corning.

### **Family Room**

24' 1" x 10' 6" ( 7.34m x 3.20m )  
UPVC double glazed French doors to rear garden, dado rail, radiator.

### **Kitchen Diner**

17' 9" x 17' 4" incl breakfast bar&wall recess ( 5.41m x 5.28m incl breakfast bar&wall recess )  
Ceiling spotlights, Velux window, UPVC double glazed window to rear, UPVC double glazed French doors to rear garden, fitted kitchen, range of base and wall units, contrast roll top work surfaces, recess for integrated appliances, extractor, breakfast bar, single bowl single drainer stainless steel sink unit with mixer tap.

### **Downstairs W/C**

Wall mounted wash hand basin, low level flush W/C.

### **First Floor**

#### **Bedroom 1**

17' 7" x 9' 1" ( 5.36m x 2.77m )  
UPVC double glazed windows to front and rear, radiator.

#### **Bedroom 2**

11' 6" x 11' 5" ( 3.51m x 3.48m )  
UPVC double glazed bay window to front, built in storage.

#### **Bedroom 3**

10' 1" x 14' 7" ( 3.07m x 4.45m )  
UPVC double glazed window to rear, radiator.

#### **Bedroom 4**

8' 5" x 6' 9" ( 2.57m x 2.06m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

Panelled bath, separate shower cubicle, low level low flush W/C, UPVC double glazed window to rear, vanity style wash hand basin, chrome heated silver towel style radiator, ceiling spotlights.

### **Externally**

#### **Front Garden**

Double drive providing off road parking for up to three cars, garage with up and over door.

#### **Rear Garden**

Mature, enclosed, mainly laid to lawn, patio and lawn area, shared decking area.







***view this property online*** [mannersandharrison.co.uk/Property/MAR111288](http://mannersandharrison.co.uk/Property/MAR111288)



welcome to

## Canberra Road, Marton-In-Cleveland Middlesbrough

- IDEAL FOR A GROWING FAMILY
- SPACIOUS KITCHEN DINER
- DOWNSTAIRS W/C
- TWO RECEPTION ROOMS
- DRIVEWAY & GARAGE

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

**£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](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/MAR111288](http://mannersandharrison.co.uk/Property/MAR111288)



Property Ref:  
MAR111288 - 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 guidance 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.

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.

manners & harrison



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)