



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

welcome to

## Blairgowrie, Marton-In-Cleveland Middlesbrough

A Beautifully Extended 3-Bedroom Detached Family Home. This superbly presented detached home has been thoughtfully extended throughout, offering versatile living space perfect for modern family life.

### Entrance Hall

UPVC double glazed door into hallway, access to both reception rooms.

### Lounge

14' 5" x 10' 9" ( 4.39m x 3.28m )

UPVC double glazed window to front, radiator, gas fire with decorative fire surround.

### Reception Room 2

16' 9" x 8' 8" ( 5.11m x 2.64m )

Garage conversion, UPVC double glazed window to front, radiator, built in storage cupboard.

### Utility

11' 5" x 8' 5" ( 3.48m x 2.57m )

UPVC double glazed door to side, base and wall units, plumbing for washing machine, radiator.

### Kitchen

19' 9" x 11' 9" ( 6.02m x 3.58m )

Range of base and wall units complementary work surfaces, recess for cooker, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, access to snug, UPVC double glazed doors leading to rear garden, sky lights.

### Snug

9' 6" x 8' 7" ( 2.90m x 2.62m )

Radiator, electricity point, coving to ceiling, spotlights.

### Landing

Void loft access.

### Bedroom 1

13' x 11' 3" ( 3.96m x 3.43m )

UPVC double glazed window to rear, radiator, access to ensuite.

### Ensuite

UPVC double glazed window to side, W/C, wash hand basin with mixer tap, shower cubicle with wall mounted shower, radiator.

### Bedroom 2

11' 2" excl wardrobes x 8' 3" ( 3.40m excl wardrobes x 2.51m )

UPVC double glazed window to front, radiator, built in wardrobes.

### Bedroom 3

8' 3" x 8' 5" ( 2.51m x 2.57m )

UPVC double glazed window to front, radiator.

### Bathroom

Bath with mixer tap, W/C, wash hand basin, UPVC double glazed window to rear, chrome heated towel rail, storage cupboard.

### Externally

Driveway to front, turfed front garden, fully landscaped rear garden, patio seating area, artificial turf, flowerbed edging, hot tub section, storage shed.





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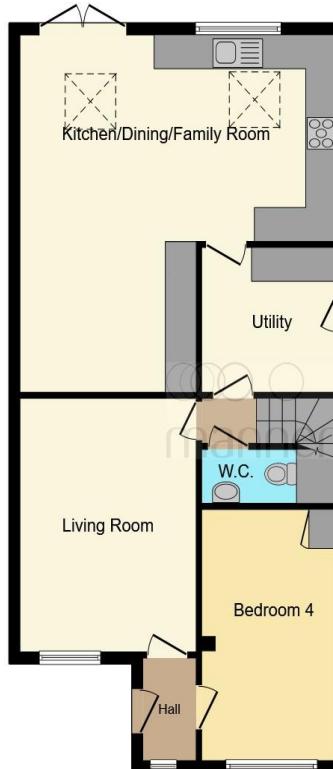
## Blairgowrie, Marton-In-Cleveland Middlesbrough

- EXTENDED MODERN KITCHEN
- UTILITY
- DOWNSTAIRS W/C
- WELL PROPORTIONED BEDROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£240,000**



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](http://www.focalagent.com)

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