



Gypsy Lane, Marton-In-Cleveland Middlesbrough TS7 8NF

welcome to

Gypsy Lane, Marton-In-Cleveland Middlesbrough

Situated in the sought-after area of Marton, this well-presented three-bedroom semi-detached family home on Gypsy Lane offers generous living space and a welcoming atmosphere throughout.

Agent Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Hall

Entered via UPVC double glazed composite door into hallway, staircase to first floor, radiator.

Lounge

12' 7" into bay x 12' 1" into recess (3.84m into bay x 3.68m into recess)

UPVC double glazed bay window to front, radiator, TV point, telephone point.

Dining Room

12' 1" into recess x 12' 1" (3.68m into recess x 3.68m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, radiator.

Breakfast Room

9' 2" x 6' 7" (2.79m x 2.01m)

UPVC double glazed window to side, radiator.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m)

Range of base and wall units, complementary work surfaces, recess for cooker, integrated fridge/freezer, pantry storage cupboard, UPVC double glazed door to side, sink with draining board.

Landing

Staircase from hallway.

Bedroom 1

12' 7" into bay x 12' 1" into recess (3.84m into bay x 3.68m into recess)

UPVC double glazed bay window to front, radiator.

Bedroom 2

12' 11" x 12' 9" (3.94m x 3.89m)

UPVC double glazed window to rear, radiator.

Bedroom 3

7' 10" x 6' 5" (2.39m x 1.96m)

UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed opaque window to side, low level flush W/C, vanity style wash hand basin with mixer tap, single shower cubicle, panelled bath with splashback, vertical modern radiator.

Externally

Front Garden

Landscaped front garden, driveway leading to the garage.

Rear Garden

Turfed rear garden, patio seating area, flowerbed edges.





view this property online mannersandharrison.co.uk/Property/MAR111034



welcome to

Gypsy Lane, Marton-In-Cleveland Middlesbrough

- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE

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

£265,000



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

view this property online mannersandharrison.co.uk/Property/MAR111034



Property Ref:
MAR111034 - 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



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



mannersandharrison.co.uk