

# HUNTERS®

HERE TO GET *you* THERE



Campion Grove

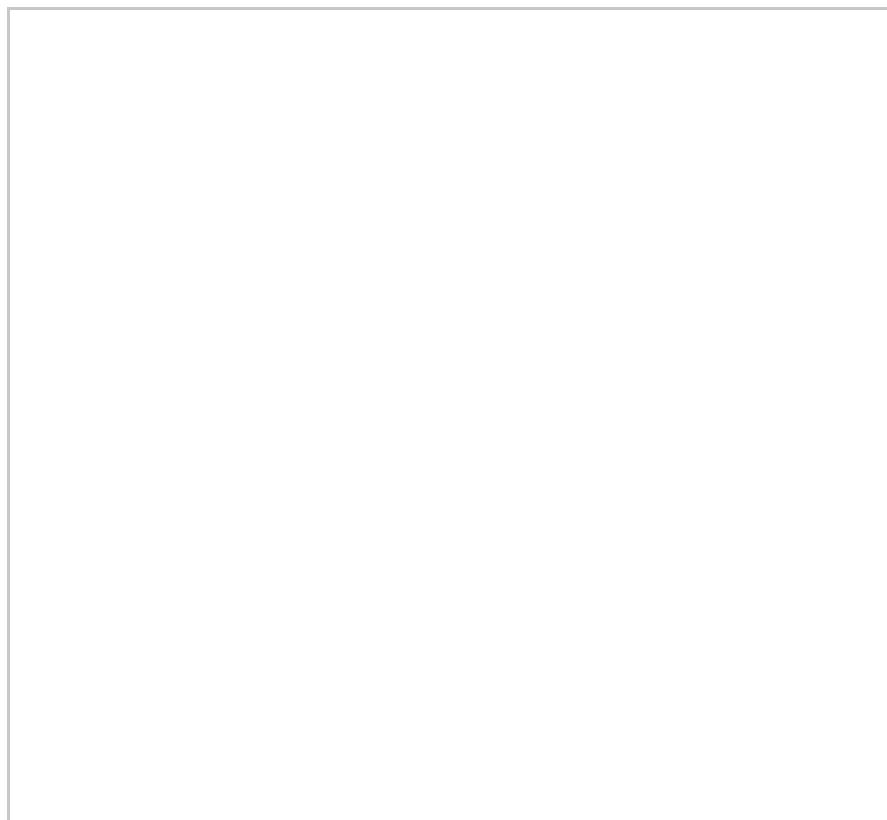
, Marton-in-Cleveland, TS7 8SJ

£750 Per Calendar Month

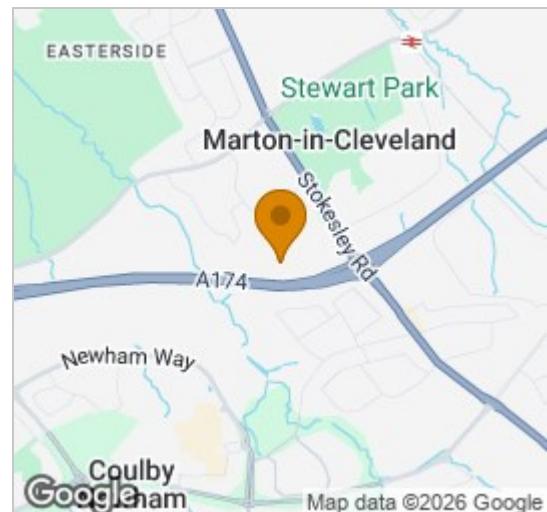


Council Tax:

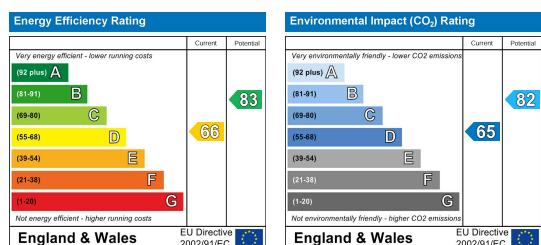
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- QUIET RESIDENTIAL AREA
- AMPLE DRIVEWAY
- DETACHED GARAGE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Nestled in the charming area of Marton-in-Cleveland, this delightful semi-detached house on Campion Grove offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, is likely to be functional and ready for your personal touch, allowing you to create culinary delights in the comfort of your own home.

One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many urban settings. This convenience is sure to appeal to those with multiple cars or visitors.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. The surrounding area offers a blend of tranquillity and accessibility, with good transport links to Middlesbrough and beyond.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.