CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8ER

- An Extended, Spacious & Mature Three Bedroom Semi Detached House
- Located Within a Popular Area of Marton
- Occupying a Fabulous Plot
- Recently Landscaped Gardens with Porcelain Patio & Offering a High Degree of Privacy
- Extended Driveway Offering Parking for Approximately Three Cars
- Garage
- Fully Re-Wired in 2024
- Modern Fitted Kitchen
- Large Open Plan Living/Family Room
- Three Generous Size Bedrooms
- Smart Family Bathroom
- Easy Access to Local Amenities

£240,000

CANBERRA ROAD, TS7 8ER

90 Canberra Road is a mature three bedroom semi-detached house that has been re-wired in 2024. The property occupies a lovely plot with an extended driveway offering parking for approximately three cars, garage and there is a mature private recently landscaped garden to the rear with porcelain patio and offering a high degree of privacy. Internally the accommodation briefly comprises an entrance hall, large living room opening to a family room enjoying pleasant views over the rear garden, modern fitted kitchen, three first floor bedrooms and a modern bathroom. The property is conveniently located offering access to local amenities. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL
With staircase to the first floor.

LOUNGE - 6m x 3.53m (19'8" x 11'7")
With bay window to the front elevation and opening to family room.

FAMILY ROOM - 5.56m x 2.34m (18'3" x 7'8")
Enjoying pleasant views over the rear garden, French doors and side external door.

KITCHEN - 5m x 3.18m (16'5" x 10'5")
With a modern range of fitted wall and floor units with complementing work surfaces.

FIRST FLOOR

BEDROOM ONE - 4.27m x 2.92m (14' x 9'7")
With bay window to the front elevation.

BEDROOM TWO - 3.78m x 3.56m (12'5" x 11'8")

BEDROOM THREE - 2.62m x 2.13m (8'7" x 7')

BATHROOM - 2.3m x 2.03m (7'7" x 6'8")
With modern white suite.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARAGE
Extended driveway offering parking for approximately three cars leading to the garage.

GARDEN
To the rear there is a generous size and mature private garden which has recently been landscaped with porcelain patio area and offering a high degree of privacy.

AGENTS REF: - DP/LS/NUN240744/26112024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625

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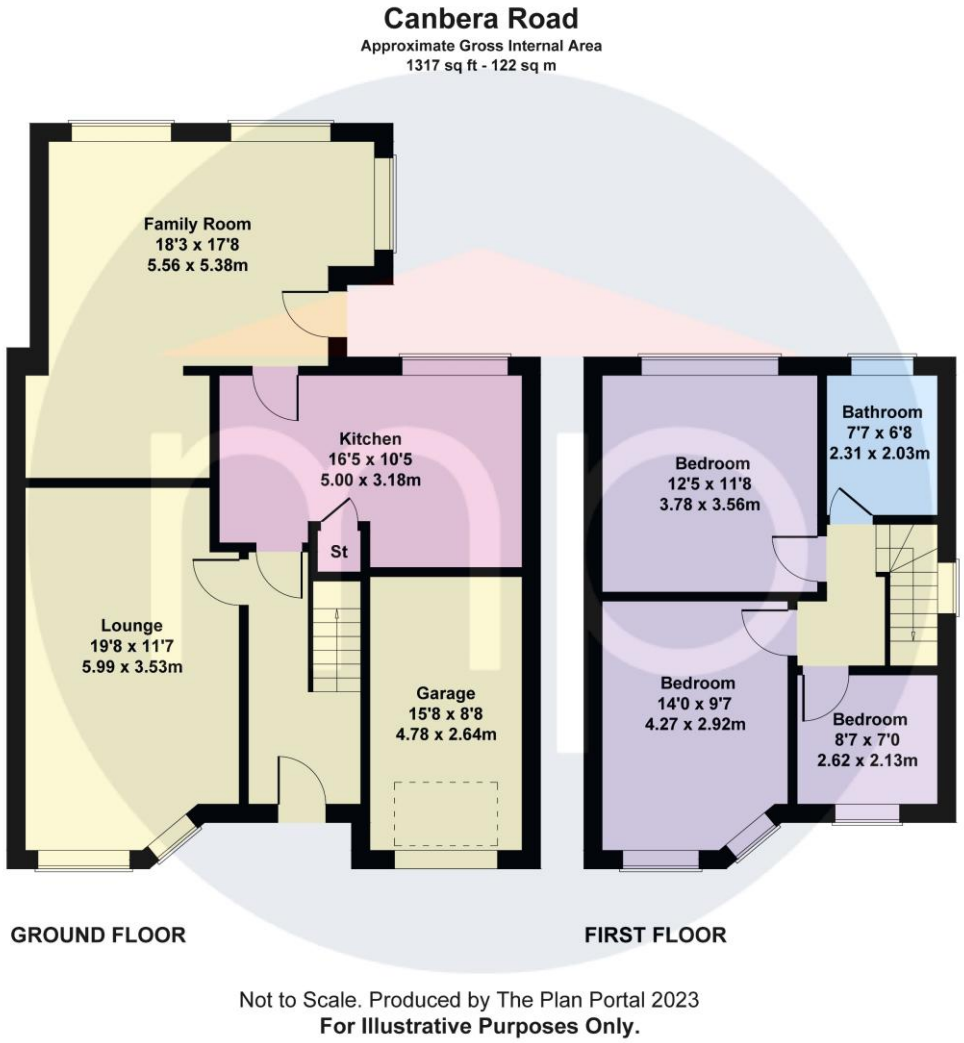

Not to Scale. Produced by The Plan Portal 2023
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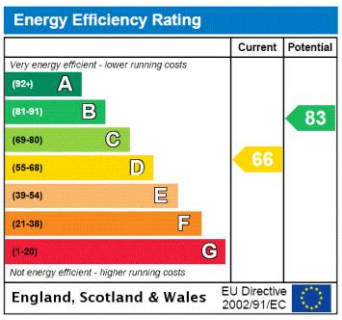

The Property Ombudsman

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