



**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.





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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: D

Council Tax Band: C

# £315,000



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)

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**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)

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