



**Braeside The Grove, Marton-In-Cleveland Middlesbrough TS7  
8AP**

**welcome to**

## **Braeside The Grove, Marton-In-Cleveland Middlesbrough**

Nestled in the highly sought-after area of The Grove, this impressive five-bedroom semi-detached home offers generous living space and superb potential for families seeking comfort, convenience, and privacy

### **Entrance Hallway**

Access via timber single glazed door, stained glass windows, staircase to first floor and radiator,

### **Lounge**

18' 11" into bay x 14' 11" into recess ( 5.77m into bay x 4.55m into recess )

Open fire with decorative surround, picture rail, double glazed timber window to front, radiator and wall lights.

### **Reception Room 2**

16' 4" into bay excluding recess x 13' 10" ( 4.98m into bay excluding recess x 4.22m )

Timber double glazed window to front, radiator and storage into alcoves.

### **Kitchen**

13' 6" x 14' 2" approx ( 4.11m x 4.32m approx )

Range of wall and base units with complementing work surfaces, recess for appliances, integral microwave, integral electric oven, 1 1/2 bowl sink and drainer unit with mixer tap, four cylinder gas hob and UPVC double glazed window to rear,

### **Utility/Downstairs Shower Room**

Single glazed wooden door leading to rear, base units, plumbing for washing machine, sink with draining board, double shower cubicle with wall mounted shower.

### **Reception Room 3**

15' 10" into bay excluding recess x 13' 10" ( 4.83m into bay excluding recess x 4.22m )

Coving to ceiling and UPVC double glazed bay window to rear.

### **Downstairs W/C**

Toilet, wash hand basin, radiator.

### **Rear Porch**

Timber single glazed windows, timber single glazed door leading to rear garden and storage units.

### **Landing**

Stairs from hallway and stained glass window to rear with secondary glazing.

### **Separate Wc**

Single glazed timber window to side, wash hand basin, WC and electric heater.

### **Bedroom One**

19' 1" x 13' 2" including wardrobes ( 5.82m x 4.01m including wardrobes )

Timber double glazed window to front, radiator, built in wardrobes and wash hand basin

### **Bedroom Two**

13' 10" x 13' max ( 4.22m x 3.96m max )

Timber single glazed window to front with secondary glazing, radiator and fitted wardrobes.

### **Bedroom Three**

13' 11" x 13' 7" max ( 4.24m x 4.14m max )

Single glazed timber window to rear with secondary glazing, shower cubicle with wall mounted shower, wash hand basin and fitted cupboards.

### **Bedroom Four**

12' 1" x 7' 2" including wardrobes ( 3.68m x 2.18m including wardrobes )

Single glazed timber window to rear with secondary glazing and fitted wardrobes.

### **Bedroom Five**

8' 5" x 5' 11" ( 2.57m x 1.80m )

Timber single glazed window to front and radiator.





### **Bathroom**

Wash hand basin, bath, wall mounted shower, storage cupboard and radiator.

### **Externally**

The front of the property consists of a multiple car driveway leading to the garage, landscaped garden with flowerbed edges. To the rear there is a large patio section, turfed, flower bed edges and pond with detached garage.



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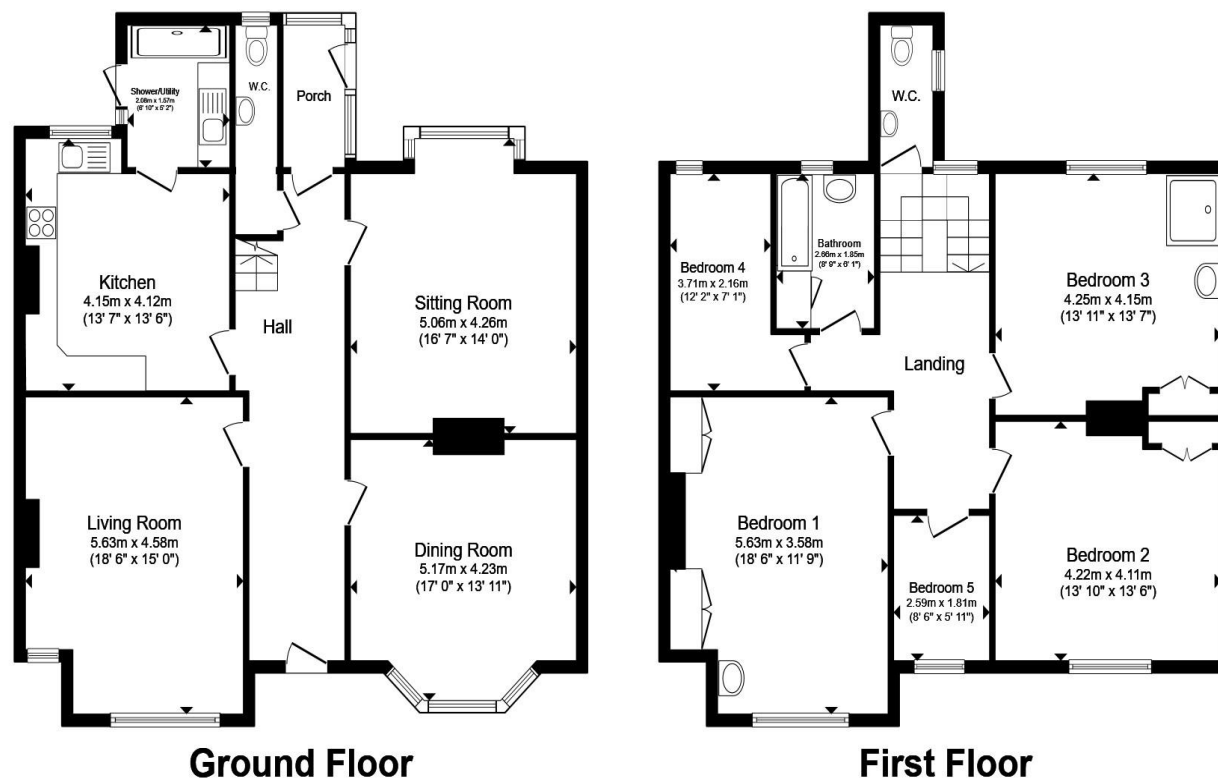
- SOUGHT-AFTER LOCATION
- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT
- FRONT & GENEROUS REAR GARDEN
- GARAGE, DRIVEWAY & ADDITIONAL PARKING

Tenure: Freehold EPC Rating: E

Council Tax Band: G

offers in the region of

**£500,000**



Total floor area 195.9 m<sup>2</sup> (2,109 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MAR111603 - 0005

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manners & harrison



**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)