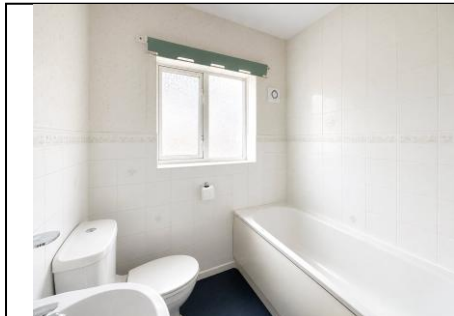


THE GABLES, MARTON, MIDDLESBROUGH, TS7 8HA



- ▲ No Chain
- ▲ A Spacious Two Bedroom Semi Detached Bungalow
- ▲ Through Lounge Diner
- ▲ Fitted Kitchen

- ▲ Two Double Bedroom
- ▲ Driveway to Single Garage
- ▲ Enclosed Easy to Maintain Rear Garden
- ▲ Popular Location Within Marton

£165,000

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Offered for sale with no forward chain, a spacious semi-detached bungalow featuring a through lounge diner, two double bedrooms, fitted kitchen, driveway to single garage and easy to maintain private rear garden.

GROUND FLOOR

ENTRANCE PORCH - 3.56m x 1.54m (11'8" x 5'1")

INNER HALL - 1.88m x 1.70m (6'2" x 5'7")

With storage cupboard.

LOUNGE DINER - 6.43m (21'1") (max) x 4.42m (14'6") (max)

With feature fire surround and inset fire.

INNER HALLWAY

With storage cupboard.

BEDROOM ONE - 3.33m x 3.89m (10'11" x 12'9")

With built-in wardrobe.

BEDROOM TWO - 2.55m x 3.87m (8'4" x 12'8")

With built-in wardrobe and single door to the rear garden.

BATHROOM - 2.37m x 1.96m (7'9" x 6'5")

White suite comprising bath with shower over, low level WC, was

h hand basin and part tiled walls.

KITCHEN - 4.49m (max) x 3.70m (14'9" (max) x 12'2")

With a range of fitted wall and floor units, complementing work surfaces and side external door.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDEN & GARAGE

Externally to the front there is a garden with borders and driveway leading to the single garage and to the rear there is a private easy to maintain garden with decking, block paved patio, gravelled areas, planted borders, greenhouse and shed.

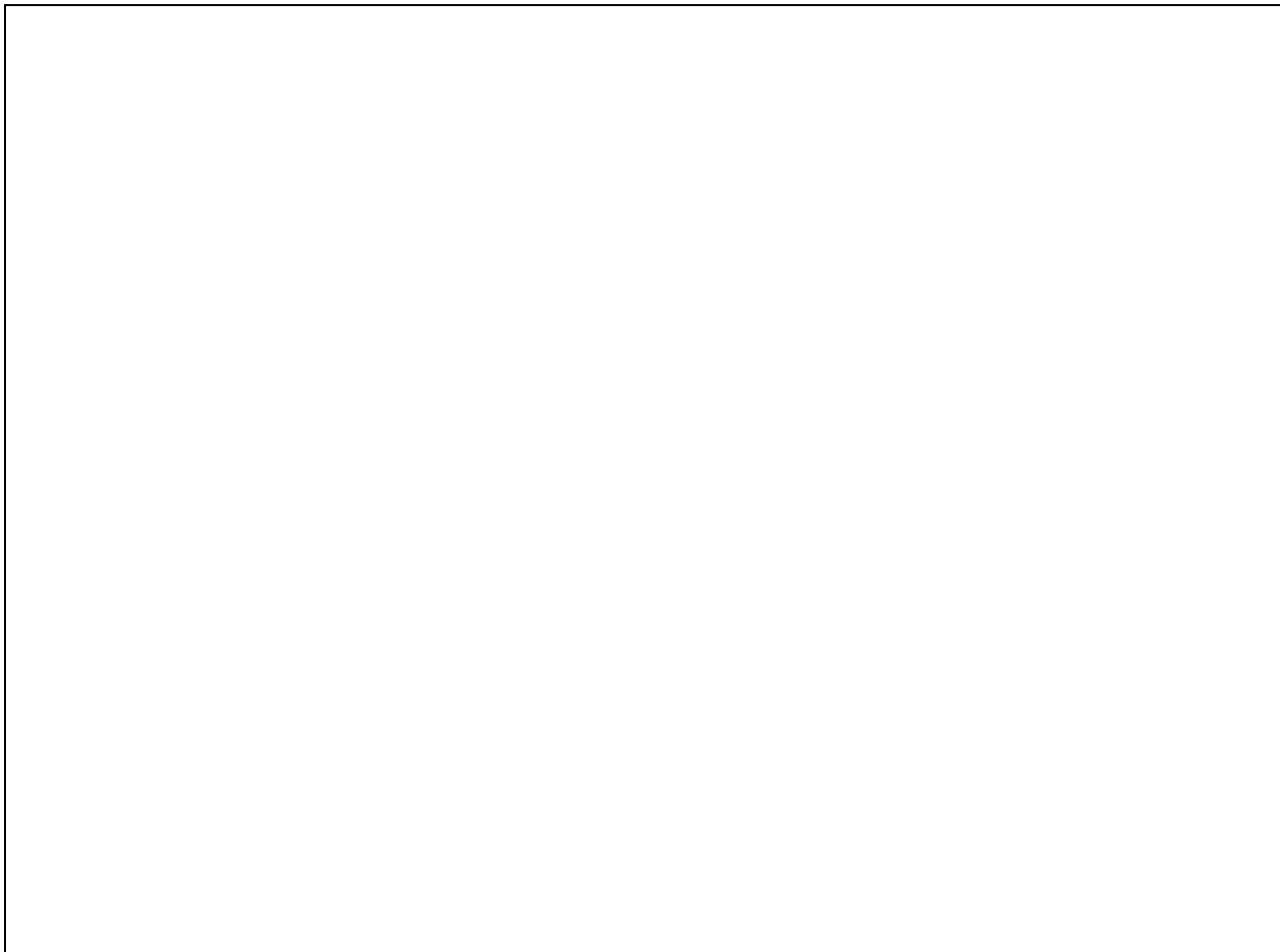
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/NUN250438/07082026

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

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





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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