

CHESTERFIELD DRIVE, MARTON, MIDDLESBROUGH, TS8 9ZE



- ▲ A Beautifully Presented & Well Designed Three Storey Four Bedroom Detached Residence
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ Modern 16ft Open Plan Kitchen/Diner with Separate Utility
- ▲ Ground Floor WC
- ▲ Separate Living Room
- ▲ Two En-Suite Shower Rooms & Family Bathroom

- ▲ Spacious Second Floor Master Bedroom
- ▲ Presented to a High Standard Throughout
- ▲ Landscaped Rear Garden
- ▲ Solar Panels
- ▲ Block Paved Driveway Offering Parking for Approximately Three Cars
- ▲ Single Garage
- ▲ Early Viewing Advised to Avoid Disappointment

Offers Over £295,000

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A beautifully presented and well-planned three storey four bedroom detached home located within a quiet cul-de-sac in this popular of Marton. Key features include a 16ft open plan kitchen/diner with separate utility, two en-suite shower rooms, family bathroom, landscaped rear garden and an extended block paved driveway offers parking for approximately three cars. 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.

LIVING ROOM - 4.72m x 3.25m (15'6" x 10'8")

With bay window to the front elevation and laminate style flooring.

KITCHEN/DINER - 5.64m x 4.37m (max) (18'6" x 14'4" (max))

With a modern range of fitted wall and floor units, complementing work surfaces, double oven, microwave oven, electric hob with extractor over, integrated fridge, freezer and dishwasher. Tiled floor, spotlighting and French doors to the rear garden.

UTILITY ROOM - 1.93m x 1.63m (6'4" x 5'4")

With a modern range of fitted units, work surface, concealed boiler, tiled floor, plumbing for washing machine, courtesy door to the garage and access to the WC.

GROUND FLOOR WC - With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM TWO - 2.87m x 2.87m (9'5" x 9'5")

EN-SUITE SHOWER ROOM - 2.24m x 1.02m (7'4" x 3'4")

Modern suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

BEDROOM THREE - 3.07m x 2.95m (10'1" x 9'8")

With Juliet balcony with French doors.

BEDROOM FOUR - 3.15m x 2.7m (10'4" x 8'10")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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FAMILY BATHROOM - 2.62m x 1.7m (8'7" x 5'7")

White three-piece suite comprising bath with shower attachment, floating wash hand basin, low level WC and part tiled walls.

AGENTS REF: - DP/LS/NUN260022/02022026

Council Tax Band: E

Tenure: Freehold

SECOND FLOOR

MASTER BEDROOM - 5.1m x 3.05m (16'9" x 10')

With a range of built-in wardrobes, built-in storage, bay window to the front elevation and a Velux window floods the room with natural light.

TO VIEW: Contact our Nunthorpe office on

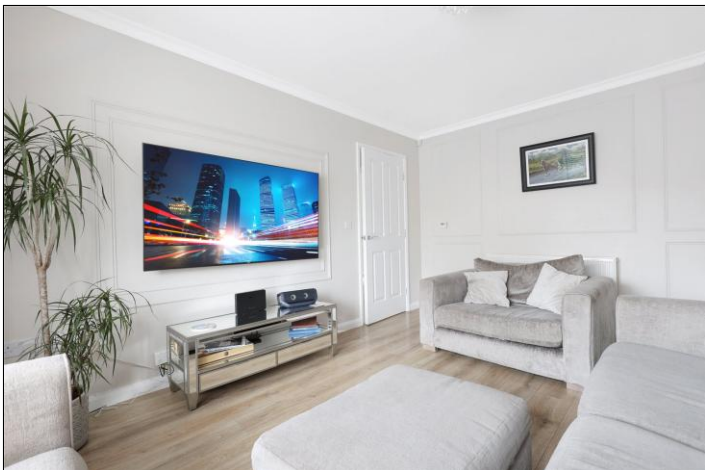
Tel: **01642 955625**

EN-SUITE - 2.54m x 1.75m (8'4" x 5'9")

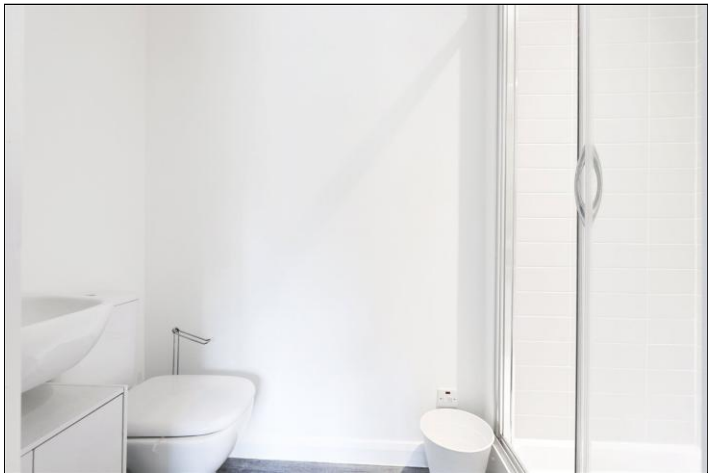
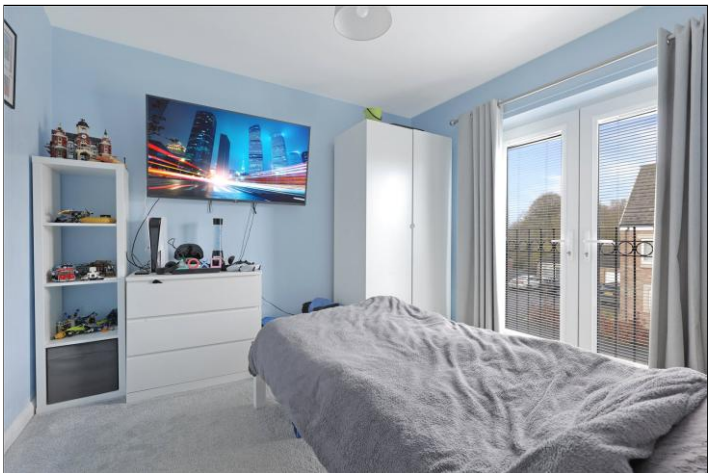
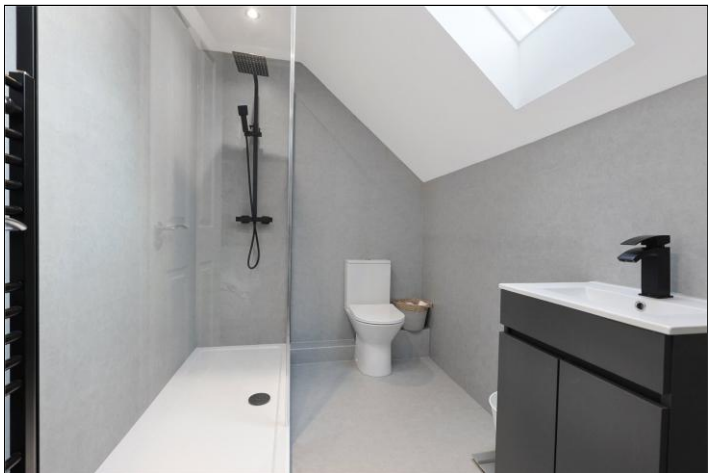
Modern refurbished suite comprising double shower cubicle, vanity style wash hand basin, low level WC, heated towel rail and skylight.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property is located within a quiet cul-de-sac in this popular area of Marton and features an extended block paved driveway offering parking for approximately three cars leading to an integral garage. To the rear there is a lovely, landscaped garden with lawn, patio, raised vegetable patches and decked veranda.

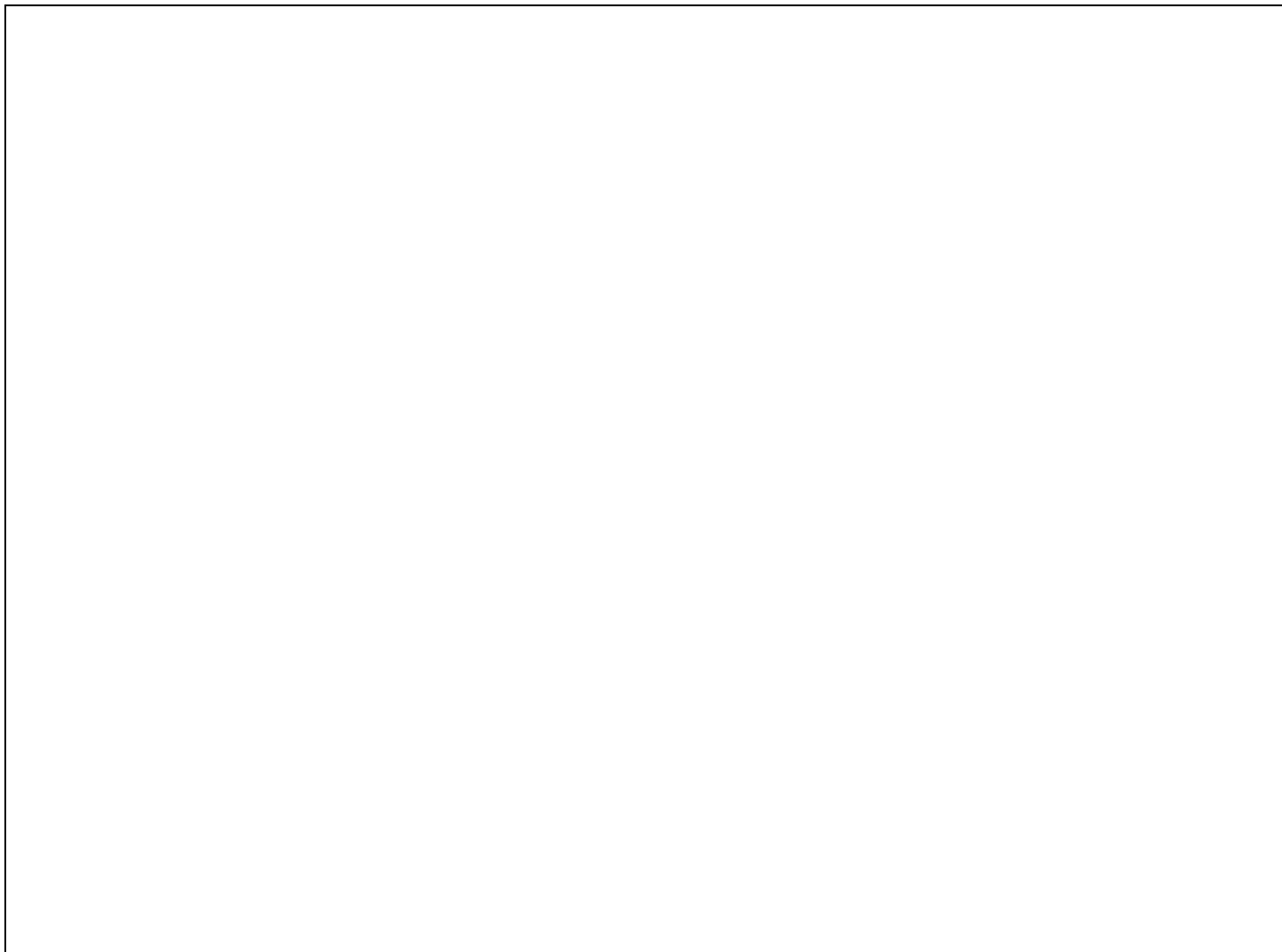


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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