

9 Brass Castle Lane, Marton-In-Cleveland

£335,000

Michael Poole
SALES - LETTINGS - AUCTIONS



9 Brass Castle Lane

Marton-In-Cleveland, Middlesbrough

A mature & spacious 3/4 bedroom semi-detached house occupying a fabulous plot of just under a ¼ of an acre & featuring a private rear garden & extensive block paved driveway. Early viewing advised.

- A Mature Three/Four Bedroom Semi Detached House
- Occupying a Fabulous Plot of Just Under a ¼ of An Acre
- Generous Size Private Mature Rear Garden
- Extensive Block Paved Driveway & Single Garage
- Living Room with Yorkshire Stone Fire Surround & Open Fire
- Smart Fitted Kitchen Opening to Family Area & Conservatory
- Second Floor Bedroom with Bathroom
- Sought After Location Within Marton
- Full of Original Features & Character
- Early Viewing Advised

9 Brass Castle Lane

Marton-In-Cleveland, Middlesbrough

A mature and spacious 3/4 bedroom semi-detached house occupying a fabulous plot of just under a ¼ of an acre and featuring a private mature rear garden, extensive block paved driveway, living room with Yorkshire stone fire surround and open fire, smart fitted kitchen opening to family area and conservatory and top floor bedroom with additional bathroom.

We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











GROUND FLOOR

Entrance Hall
With original entrance door and stained glass window, staircase to the first floor and two under stairs cupboards.

Lounge
13' 7" x 11' 11" (4.14m x 3.63m)
With feature Yorkshire stone fire surround and open fire, oak flooring and original bay window.

Kitchen
17' 9" x 9' 8" (5.40m x 2.95m)
With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and gas hob, space for American style fridge freezer, breakfast bar, rear external door and opening to family room.

Family Room
15' 11" x 11' 11" (4.85m x 3.63m)
With wood burning stove with oak beam over and opening into the conservatory.

Conservatory
10' 4" x 9' 1" (3.15m x 2.77m)
With French doors to the private rear garden.

FIRST FLOOR

Bedroom One
13' 10" x 12' 7" (4.22m x 3.84m)
With cast iron original fire surround and oak flooring.

Bedroom Two
9' 6" x 7' 10" (2.90m x 2.40m)

First Floor Bathroom
8' 1" x 7' 11" (2.46m x 2.41m)
Modern suite comprising double ended bath, shower cubicle, vanity wash hand basin and part tiled walls.







Bedroom Three
12' 5" x 11' 9" (3.78m x 3.58m)
With staircase to the second floor.

SECOND FLOOR

Bedroom Four/Loft Room
17' 7" x 8' 2" (5.36m x 2.50m)
With Velux windows.

Bathroom
11' 9" x 6' 6" (3.58m x 1.98m)
Comprising bath, low level WC, wash hand basin, part tiled walls and Velux window.

EXTERNALLY

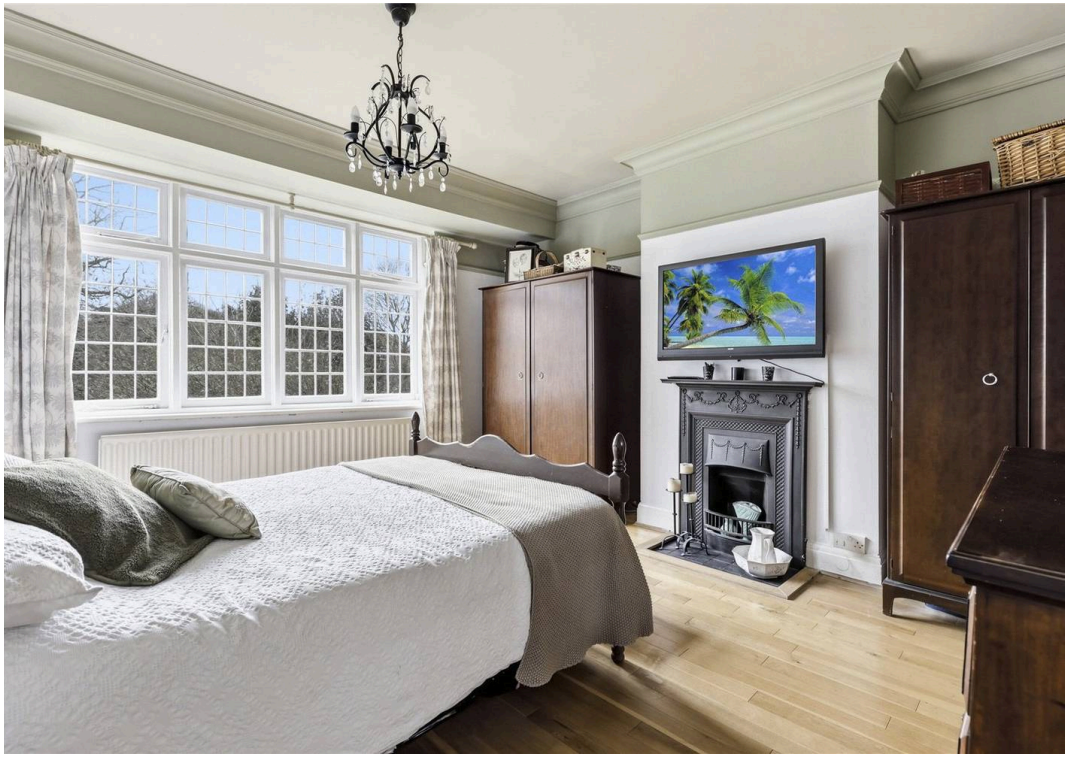
Parking, Garage & Gardens
Externally the property occupies a plot of just under a ¼ of an acre and features an extensive block paved driveway to the front elevation offering ample off road parking leading to a single detached garage and there is a mature lawned front garden. To the rear there is a landscaped mature private garden with raised decked veranda, mature hedge borders, lawn and pergola.

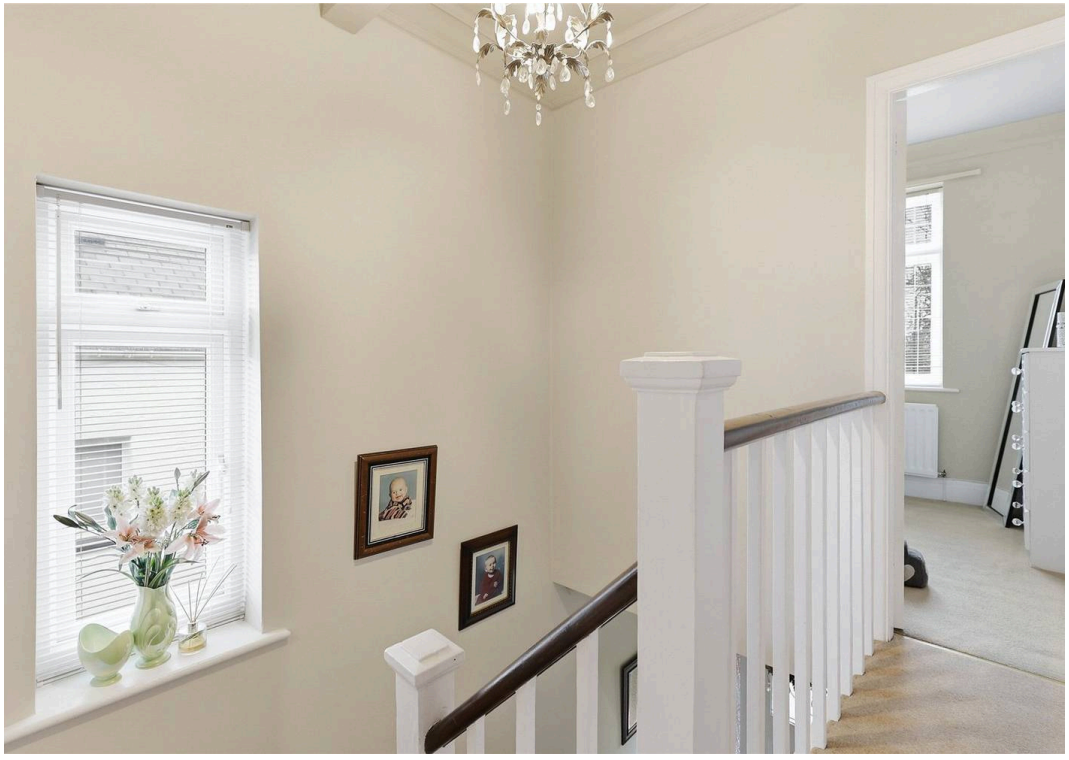
Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a 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.



























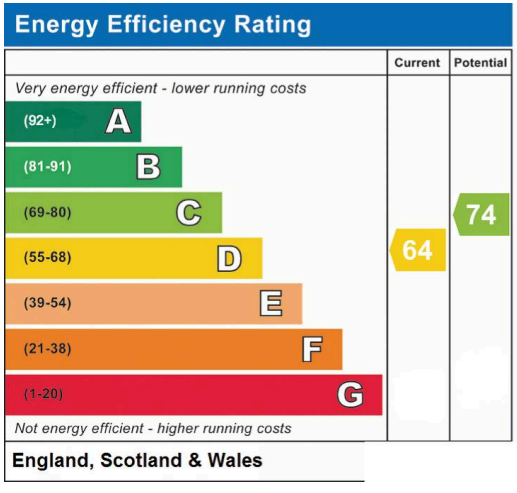


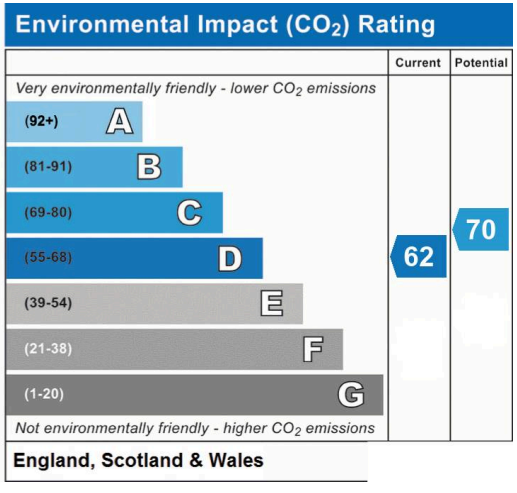






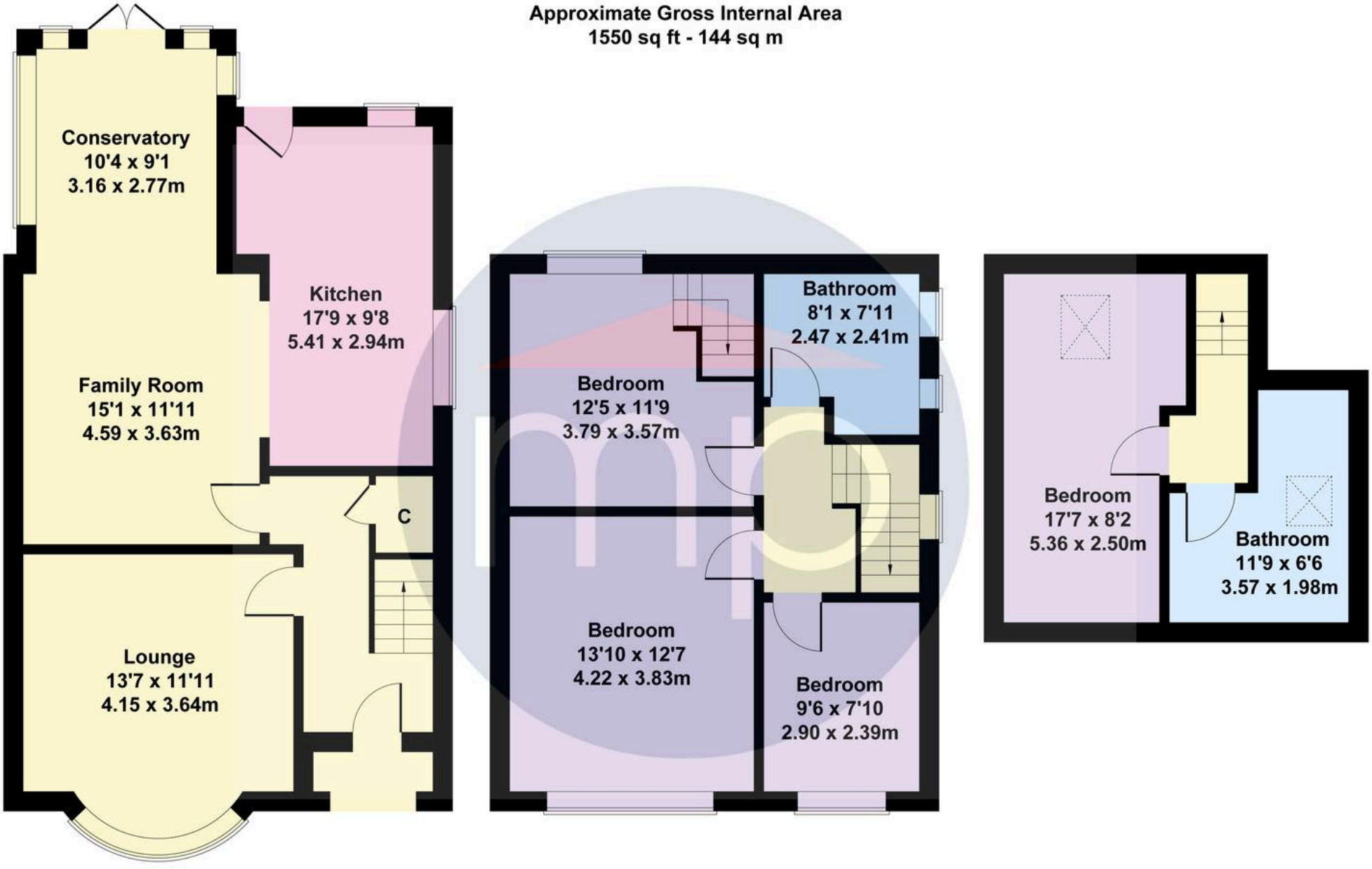

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13


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
74
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
62
70
England, Scotland & Wales

Brass Castle Lane

Approximate Gross Internal Area
1550 sq ft - 144 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND FL**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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