

## CANBERRA ROAD, MARTON, MIDDLESBROUGH, TS7 8ES



- ▲ A Beautifully Presented & Spacious Four Bedroom Semi Detached House
- ▲ Located Within This Prime Area of Marton
- ▲ Stunning Open Plan Kitchen/Living Area
- ▲ Separate Living Room with Bay Window
- ▲ Utility Room & Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern Bathroom & Separate Modern Shower Room

- ▲ Double Width Block Paved Driveway to Single Garage
- ▲ Easy to Maintain & Well Presented
- ▲ Spacious Rear Garden
- ▲ Easy Access to Local Amenities & Road Networks
- ▲ Early Viewing Advised

**Offers Over £250,000**

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A beautifully presented and spacious four bedroom semi-detached house located in this prime area of Marton. Features include an open plan kitchen/living area, separate living room, utility room, ground floor WC, modern bathroom and separate modern shower room, double width block paved driveway, single garage and spacious rear garden.

## **GROUND FLOOR**

### **ENTRANCE HALL**

With staircase to the first floor and under stairs cupboard.

### **LOUNGE - 3.58m x 3.43m (11'9" x 11'3")**

With bay window to the front elevation and inset fire.

### **KITCHEN/LIVING AREA - 6.45m (21'2") (max) x 5.66m (18'7") (max)**

A beautiful open plan space flooded with natural light and featuring a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge freezer, electric oven, hob with extractor over, dishwasher, tiled splashbacks and French doors from the living area give access to the well-maintained spacious rear garden.

### **UTILITY ROOM**

With plumbing for washing machine and dryer, heated towel rail, internal door to garage and rear external door.

### **GROUND FLOOR WC - 1.5m x 1m (4'11" x 3'3")**

With low level WC and wash hand basin.

## **FIRST FLOOR**

### **BEDROOM ONE - 4.3m x 3.78m (14'1" x 12'5")**

With bay window to the front elevation and built-in wardrobes.

### **BEDROOM TWO - 3.58m x 3.25m (11'9" x 10'8")**

### **BEDROOM THREE - 3.5m x 2.24m (11'6" x 7'4")**

With built-in wardrobe.

### **BEDROOM FOUR - 2.1m x 2.08m (6'11" x 6'10")**

### **BATHROOM - 2.57m x 2.26m (8'5" x 7'5")**

White modern suite comprising bath, floating vanity basin, low level WC, fully tiled walls and spotlighting.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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### **SHOWER ROOM - 2.87m x 2.16m (9'5" x 7'1")**

Modern suite comprising double shower cubicle, floating basin, floating WC, tiled walls, heated towel rail and spotlighting.

### **EXTERNALLY**

#### **PARKING & GARDEN**

Externally to the front there is a double width block paved driveway leading to the garage and to the rear there is a spacious and well-presented easy to maintain garden with patio, gravelled areas and sleeper borders.

#### **GARAGE - 4.52m x 2.29m (14'10" x 7'6")**

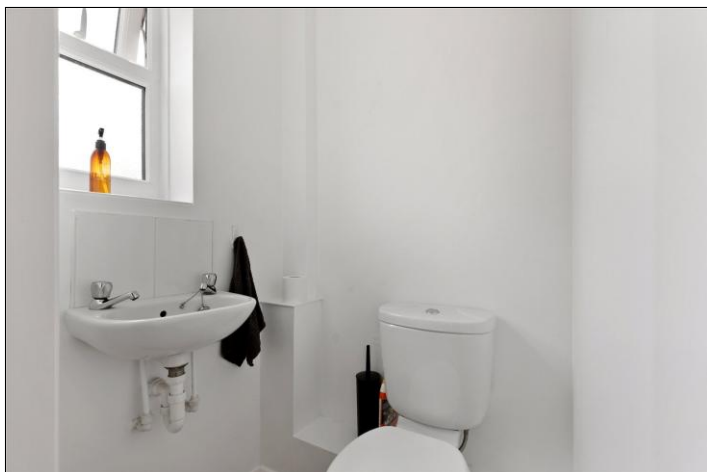
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**AGENTS REF:** - DP/LS/NUN260220/07082026

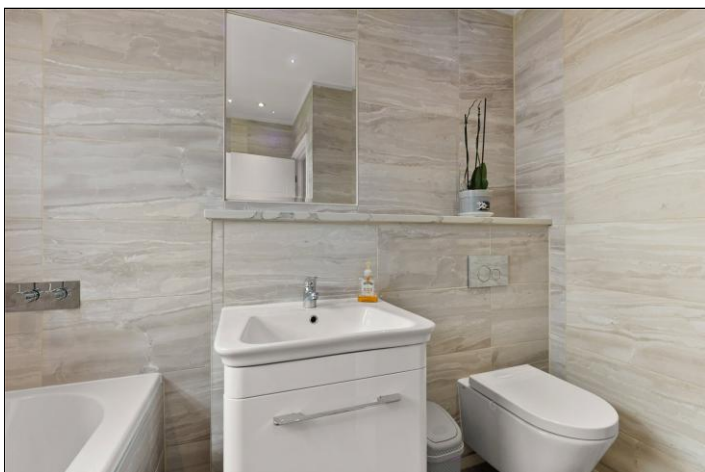
**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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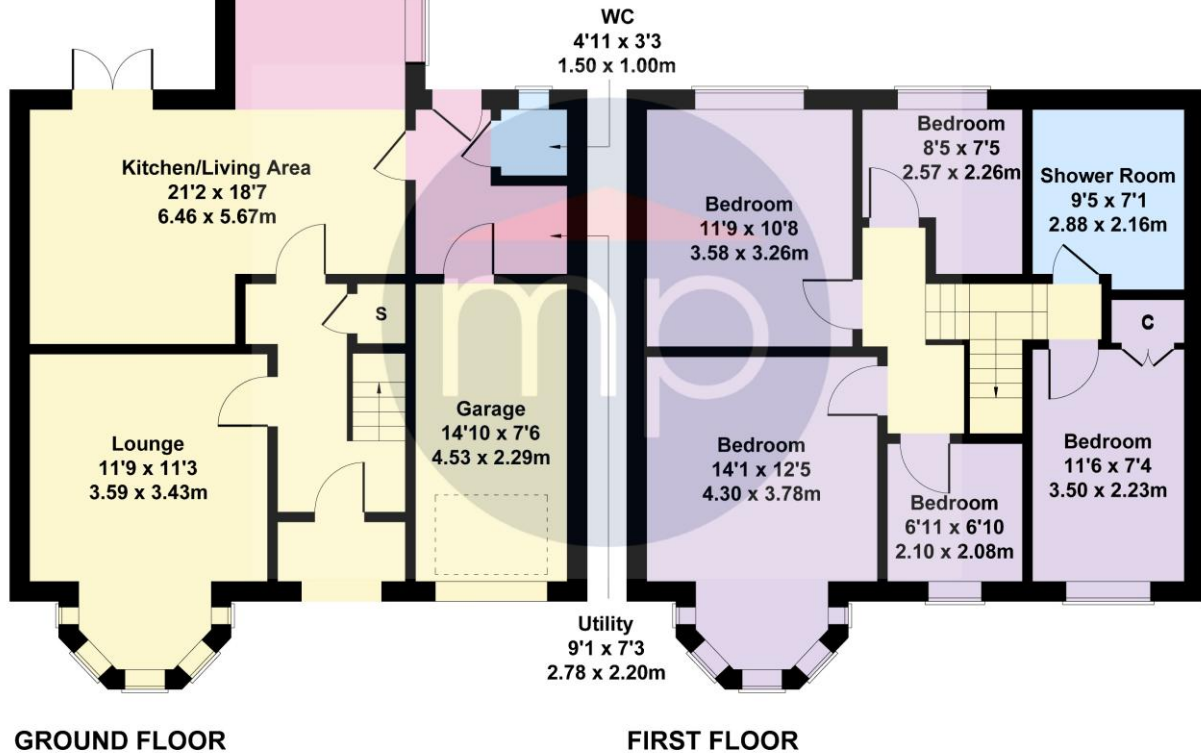


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## Canberra Road

Approximate Gross Internal Area  
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2026  
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