



**Gypsy Lane, Marton-In-Cleveland Middlesbrough TS7 8NF**

**welcome to**

## **Gypsy Lane, Marton-In-Cleveland Middlesbrough**

An opportunity to secure a beautifully presented three bedroom semi detached home in one of Marton's most desirable locations.

### **Agent Note**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

### **Entrance Hall**

Entered via UPVC double glazed composite door into hallway, staircase to first floor, radiator.

### **Lounge**

12' 7" into bay x 12' 1" into recess ( 3.84m into bay x 3.68m into recess )

UPVC double glazed bay window to front, radiator, TV point, telephone point.

### **Dining Room**

12' 1" into recess x 12' 1" ( 3.68m into recess x 3.68m )

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, radiator.

### **Breakfast Room**

9' 2" x 6' 7" ( 2.79m x 2.01m )

UPVC double glazed window to side, radiator.

### **Kitchen**

10' 2" x 8' 7" ( 3.10m x 2.62m )

Range of base and wall units, complementary work surfaces, recess for cooker, integrated fridge/freezer, pantry storage cupboard, UPVC double glazed door to side, sink with draining board.

### **Landing**

Staircase from hallway.

### **Bedroom 1**

12' 7" into bay x 12' 1" into recess ( 3.84m into bay x 3.68m into recess )

UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

12' 11" x 12' 9" ( 3.94m x 3.89m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 10" x 6' 5" ( 2.39m x 1.96m )

UPVC double glazed window to front, radiator.

### **Bathroom**

UPVC double glazed opaque window to side, low level flush W/C, vanity style wash hand basin with mixer tap, single shower cubicle, panelled bath with splashback, vertical modern radiator.

### **Externally Front Garden**

Landscaped front garden, driveway leading to the garage.

### **Rear Garden**

Turfed rear garden, patio seating area, flowerbed edges.





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welcome to

## Gypsy Lane, Marton-In-Cleveland Middlesbrough

- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£250,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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