

DIXONS BANK, MARTON, MIDDLESBROUGH, TS7 8NT



- ▲ A Beautifully Presented & Modernised Three Bedroom Detached Bungalow
- ▲ Located Within This Sought After Area of Marton
- ▲ Offering Easy Access to Local Amenities & Road Networks
- ▲ Occupying a Fabulous Corner Plot with An Extensive Driveway & Private Landscaped Rear Garden, Ideal for Entertaining

- ▲ Stunning Modern Fitted Kitchen Opening to a Large Family/Garden Room
- ▲ Separate Living Room
- ▲ Two Ground Floor Bedrooms & First Floor Bedroom with Shower Room & Dressing Room
- ▲ Spacious Entrance Hall
- ▲ A Versatile Home in Show Home Condition
- ▲ Single Garage
- ▲ Early Viewing Advised

Offers Over £385,000

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A beautifully presented and spacious three bedroom detached property located within this popular area of Marton offering easy access to local amenities and road networks. The property occupies a fabulous corner plot and features a modern fitted kitchen opening to a large family/garden room, separate living room, two ground floor bedrooms, modern bathroom, first floor bedroom with modern shower room and dressing room, extensive driveway, single garage and a beautiful landscaped rear garden. 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 - A spacious entrance hall with staircase to the first floor.

BEDROOM TWO - 3.5m x 4.24m (11'6" x 13'11")
With bay window to the front elevation.

BEDROOM THREE - 4.85m x 3.58m (15'11" x 11'9")

BATHROOM - 4.14m x 1.65m (13'7" x 5'5")

Modern suite with alcove housing a bath, double shower cubicle, vanity wash hand basin, low level WC, spotlighting and vertical design radiator.

LOUNGE - 3.6m x 6.12m (11'10" x 20'1")

With bay window to the front elevation and feature acoustic panelling with built-in fire and storage.

KITCHEN - 3.4m x 3.43m (11'2" x 11'3")

With a modern range of fitted wall and floor units, complementing granite work surfaces, oven and grill, space for American style fridge freezer, dishwasher, spotlighting and opening to ...

FAMILY/GARDEN ROOM - 7.57m x 3.94m (24'10" x 12'11")

A large family/garden room with utility cupboard, featuring wood burning stove, large glass apex floods the room with natural light and French doors open to the stunning landscaped rear garden.

TO VIEW: Tel: 01642 955625

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FIRST FLOOR

BEDROOM ONE - 3.43m x 3.4m (11'3" x 11'2")

With a range of built-in wardrobes and hidden dressing table with lighting.

EN-SUITE SHOWER ROOM - 3.5m x 1.42m (11'6" x 4'8")

A double ended shower room with walk through shower, vanity wash hand b low level WC and low level WC.

DRESSING ROOM - 4.5m x 1.75m (14'9" x 5'9")

With hanging rails and room for additional storage.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property features an extensive driveway offering parking for several cars, a rare find within this area and gives access to a single garage. To the rear there is a stunning and well-maintained landscaped garden with lawn, well-presented and well stocked borders, patio with gazebo leading to a decked area and summerhouse. The perfect garden for those summer days and evenings.

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/NUN260020/18062026

Council Tax Band: E **Tenure:** Freehold

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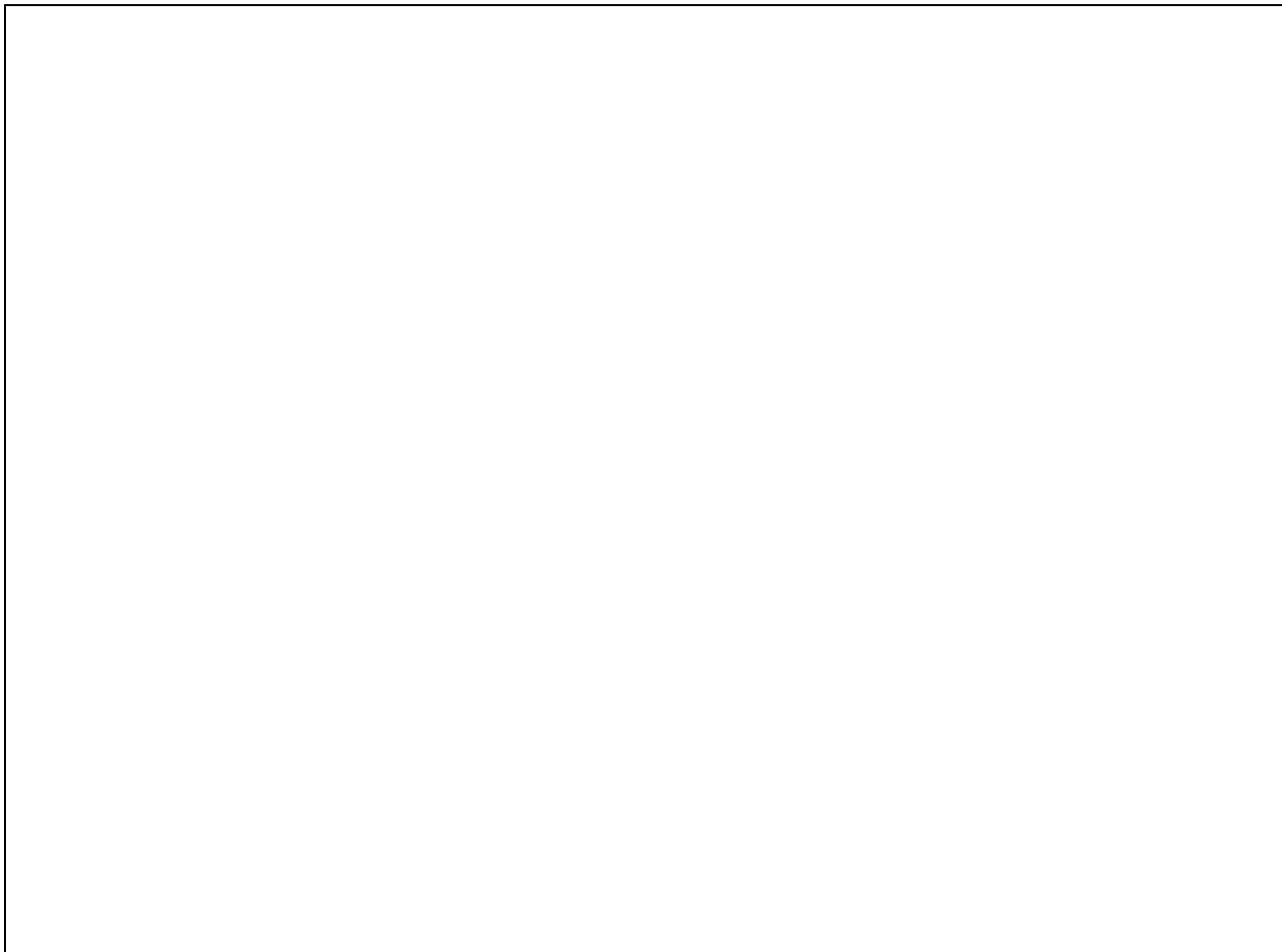


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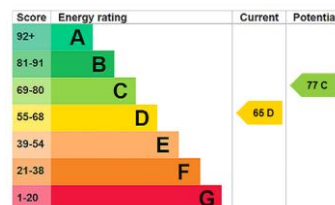


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information,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