

## LOW GILL VIEW, MARTON, MIDDLESBROUGH, TS7 8BF



- ▲ Modern Three Bedroom Semi Detached House Built by Avant Homes
- ▲ Located in This Popular Modern Development in Marton
- ▲ Easy Access to Train Services
- ▲ Open Plan Living
- ▲ Generous Size Plot with Room for Additional Parking with Lowered Kerb

- ▲ Spacious Private Rear Garden
- ▲ Modern Fitted Kitchen Opening to Spacious Living/Dining Area with Bi-Folding Doors
- ▲ Ground Floor WC
- ▲ Modern Bathroom
- ▲ Early Viewing Advised

**£195,000**

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A modern three bedroom semi-detached house located on this popular development within in Marton built by Avant Homes and offering open plan accommodation. Features include a stunning open plan fitted kitchen/dining/living area with bi-folding doors open to the generous size private rear garden, ground floor WC, three generous size bedrooms, modern bathroom and two parking spaces to the front elevation with potential to extend. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

**OPEN PLAN KITCHEN/DINING/LIVING AREA - 7.24m (max) x 5.36m (23'9" (max) x 17'7")**

With a modern range of fitted wall and floor units, complementing work surfaces and integrated appliances include a microwave, oven, hob, fridge, freezer and dishwasher. Tiled floor and bi-folding doors open to the private rear garden.

**LARGE UTILITY CUPBOARD**

Housing the washing machine.

**GROUND FLOOR**

**ENTRANCE HALL**

**CLOAKROOM/WC**

With floating wash hand basin, low level WC and tiled walls and floor.

**FIRST FLOOR**

**BEDROOM ONE - 3.07m x 3.02m (10'1" x 9'11")**

With built-in wardrobe.

**BEDROOM TWO - 3.43m x 3.02m (11'3" x 9'11")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM THREE - 2.16m x 2.51m (7'1" x 8'3")**

**BATHROOM - 1.68m x 2.46m (5'6" x 8'1")**

Modern suite comprising floating wash hand basin and WC, double ended bath with shower over and screen, fully tiled walls and floor and spotlighting.

### **EXTERNALLY**

#### **PARKING & GARDEN**

Externally to the front there are two parking spaces and additionally the kerb has already been lowered to the side to provide extra parking if required. To the rear there is a spacious well-presented garden offering a high degree of privacy with lawn and patio area.

**AGENTS REF:** - DP/LS/NUN220915/24092025

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

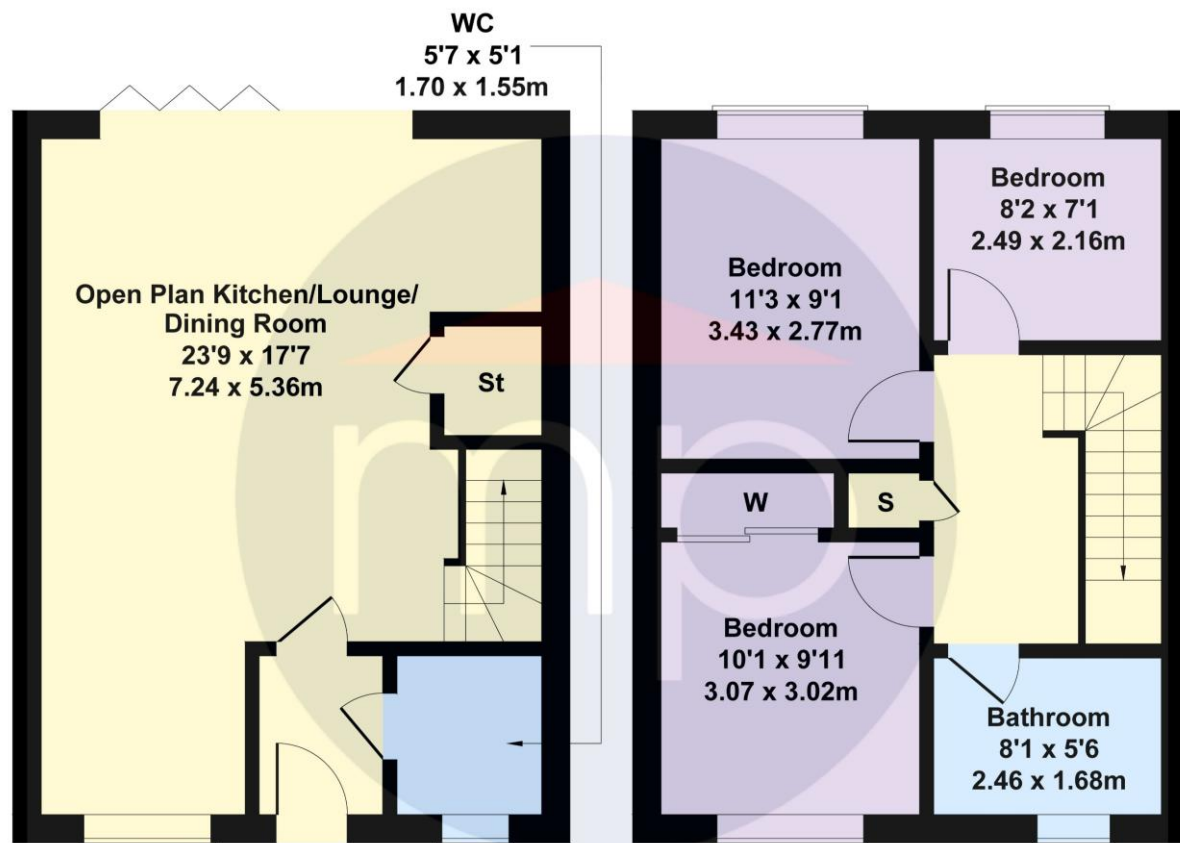
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