

**Gainsborough Road, Marton-In-  
Cleveland, TS7 8SB**  
**2 Bed - House**  
**Chain Free £110,000**

**ROBINSONS**  
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Offered with NO FORWARD CHAIN, and ideally suited to any first time buyer or investor - we are delighted to bring to the market this immaculately presented two bedroomed end terrace, located close to local amenities and within walking distance of James Cook Hospital, viewing is strongly recommended.

Comprising of: entrance porch which opens into the hallway, modern fitted kitchen and lounge. To the first floor there are two bedrooms and family bathroom. Also benefitting from uPVC double glazing, gas central heating and gardens to both front and rear.

**Entrance Porch**

uPVC DG Glass panelled door, door into hallway

**Hallway**

Staircase to 1st floor landing access to kitchen and lounge

**Lounge**

14'6" x 11'9"

uPVC DG door opening onto the rear garden, UPVC DG window to rear, white pebble effect electric fire with surround, radiator and under stairs storage cupboard.

**Kitchen**

8'0"x 5'6"

Modern wall, base and drawer units with matching worktops and splash back. Inset sink and drainer, for ring gas hob, with extractor and electric oven, plumbing for washing machine and space for fridge and freezer.

**Bedroom 1**

11'8" x 8'8"

uPVC DG window to rear aspect, fitted wardrobes and radiator.

**Bedroom 2**

8'10" x 7'3"

uPVC DG window to front aspect, built in storage and radiator

**Family Bathroom**

Modern white and chrome suite with corner shower cubicle with thermostatic shower, pedestal wash hand basin and low level w.c. Co ordinated tiled walls and radiator.

**Externally**

The Enclosed rear garden has landscaped for easy maintenance with decorative paving and gated access.





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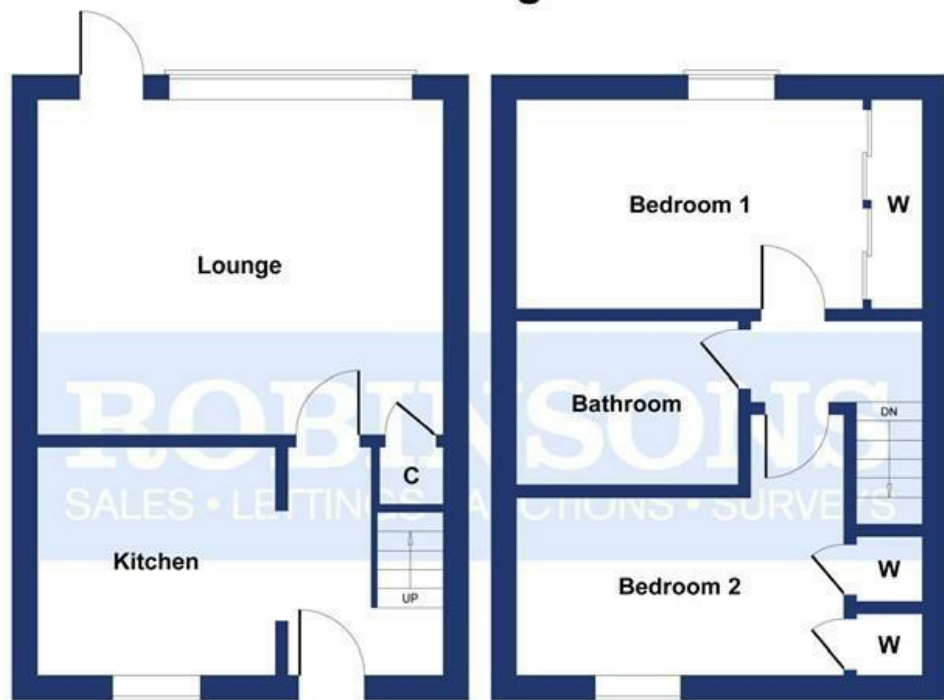
Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager

## Gainsborough Road



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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