



Gunnergate Lane, Marton



Located on the prestigious Gunnergate Lane area of Marton, this three bedroomed semi-detached comes with viewing strongly recommended, while retaining many of its original features but tastefully up-dated and improved by the current owners and offering a versatile and spacious layout for any potential buyer. Comprising of: entrance hallway, two good sized reception rooms, and open plan dining/kitchen/sun room. To the first floor there are three bedrooms, two with fitted wardrobes and luxurious four piece white and chrome family bathroom. Also benefitting from uPVC double glazing, gas central heating via Worcester combi boiler, well established gardens to front and rear with driveway and detached garage.

ASKING PRICE - £249,995 ENERGY EFFICIENCY RATING D



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GROUND FLOOR

ENTRANCE HALLWAY:

uPVC double glazed leaded window to front and side aspects, uPVC double glazed leaded door, spindle staircase to first floor landing, storage cupboard, radiator and timber flooring.



LOUNGE: 15' x 13'5 (4.57m x 4.09m)

uPVC double glazed leaded bay window to front aspect, tv point, living flame coal effect gas fire with cast iron up stand and brick hearth, surround and chimney breast, radiator, timber flooring and glass panelled French doors opening into the second reception room.



2ND RECEPTION ROOM: 14' x 11' (4.27m x 3.35m)

Radiator, timber flooring, uPVC double glazed French doors opening into the sun room.



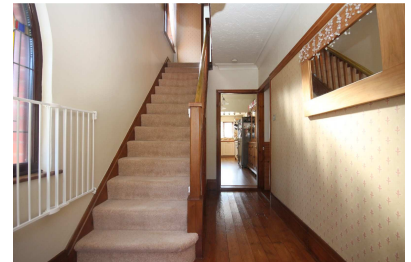
SUN ROOM: 9'8 x 9' (2.95m x 2.74m)

uPVC French doors opening onto the rear patio, ceramic tiled flooring and opening into the dining/kitchen.

DINING/KITCHEN

DINING AREA: 10'10 x 10'9 (3.30m x 3.28m)

uPVC double glazed window to side aspect, radiator and large under stairs storage cupboard.



KITCHEN: 9'3 x 9' (2.82m x 2.74m)

Fitted with a range of modern cream wall, base and drawer units with complementary wood block effect work tops and co-ordinated splash back tiling, five ring gas hob, electric double oven, double stainless steel sink and drainer with mixer tap, integrated dishwasher, washing machine and space for fridge and freezer, uPVC double glazed window to rear aspect opening onto sun room.



FIRST FLOOR

LANDING:

uPVC double glazed window to side aspect, doors to three bedrooms and family bathroom.

BEDROOM 1: 15' x 12' (4.57m x 3.66m)

uPVC double glazed leaded bay window to front aspect, built in wardrobes and radiator.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BEDROOM 2: 14' x 11' (4.27m x 3.35m)

uPVC double glazed leaded window to rear aspect, built in wardrobes and radiator.

BEDROOM 3: 9'7 x 6'10 (2.92m x 2.08m)

uPVC double glazed leaded window to front aspect and radiator.

FAMILY BATHROOM:

Four piece white and chrome suite, comprising of: double width shower cubicle with wall mounted shower, panelled bath, pedestal wash hand basin and low level wc, co-ordinated tiled walls and flooring, heated chrome towel rail and uPVC double glazed opaque window to side aspect.

EXTERNAL:

The fully enclosed rear garden is approx. 120 feet long and affords a good degree of privacy, the garden has an array of well-established and mature bedding plants, flora and trees, complemented with a well maintained lawn area, block paved patio and fish pond. The front garden has well established flower beds with mature bedding plants and flora, concrete and block paved driveway, giving ample off street parking for numerous cars and leads to the garage with up and over door, power and lighting.

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