



**Nimbus Close, Marton-In-Cleveland Middlesbrough TS7 8SH**

**welcome to**

## **Nimbus Close, Marton-In-Cleveland Middlesbrough**

Situated within the popular residential area of Marton Manor, this two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, radiator, staircase to first floor.

### **Lounge**

15' 5" x 14' max ( 4.70m x 4.27m max )  
UPVC double glazed window to front, radiator, TV point, telephone point, electric fire with decorative fire surround, under stair storage cupboard.

### **Kitchen**

14' x 8' 3" ( 4.27m x 2.51m )  
Range of base and wall units with complementary work surfaces, recess for cooker, sink with draining board and mixer tap, UPVC double glazed windows to rear, UPVC double glazed door leading to rear garden.

### **Landing**

Void loft access, UPVC double glazed window to side.

### **Bathroom**

Bath, toilet, wash hand basin with mixer tap, UPVC double glazed window to rear, radiator.

### **Bedroom 1**

10' 6" x 14' max ( 3.20m x 4.27m max )  
UPVC double glazed windows to front, radiator, storage cupboard.

### **Bedroom 2**

10' 5" x 8' 9" ( 3.17m x 2.67m )  
UPVC double glazed window to rear, radiator.

### **Externally Rear Garden**

Landscaped garden, range of stone beds, partial turf, patio seating area.

### **Front Garden**

Driveway, easy maintainable front garden.





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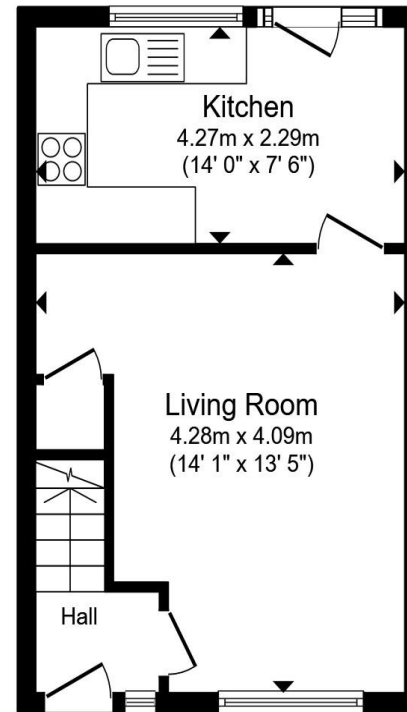
- GREAT INVESTMENT OPPORTUNITY
- GREAT FOR DOWNSIZERS & FIRST TIME BUYERS
- TWO WELL-PROPORTIONED BEDROOMS
- DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: C

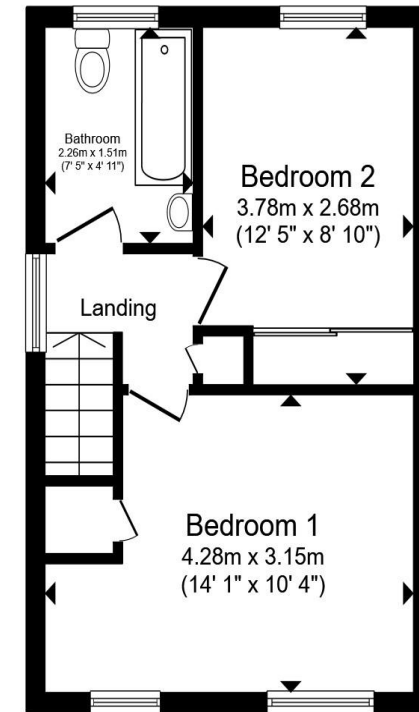
Council Tax Band: B

offers in excess of

**£130,000**



Ground Floor



First Floor

Total floor area 60.2 m<sup>2</sup> (648 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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