



Gypsy Lane, Marton-In-Cleveland Middlesbrough TS7 8NF

welcome to

Gypsy Lane, Marton-In-Cleveland Middlesbrough

An opportunity to secure a beautifully presented three bedroom semi detached home in one of Marton's most desirable locations.

Agent Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Hall

Entered via UPVC double glazed composite door into hallway, staircase to first floor, radiator.

Lounge

12' 7" into bay x 12' 1" into recess (3.84m into bay x 3.68m into recess)
UPVC double glazed bay window to front, radiator, TV point, telephone point.

Dining Room

12' 1" into recess x 12' 1" (3.68m into recess x 3.68m)
UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, radiator.

Breakfast Room

9' 2" x 6' 7" (2.79m x 2.01m)
UPVC double glazed window to side, radiator.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m)
Range of base and wall units, complementary work surfaces, recess for cooker, integrated fridge/freezer, pantry storage cupboard, UPVC double glazed door to side, sink with draining board.

Landing

Staircase from hallway.

Bedroom 1

12' 7" into bay x 12' 1" into recess (3.84m into bay x 3.68m into recess)

UPVC double glazed bay window to front, radiator.

Bedroom 2

12' 11" x 12' 9" (3.94m x 3.89m)
UPVC double glazed window to rear, radiator.

Bedroom 3

7' 10" x 6' 5" (2.39m x 1.96m)
UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed opaque window to side, low level flush W/C, vanity style wash hand basin with mixer tap, single shower cubicle, panelled bath with splashback, vertical modern radiator.

Externally Front Garden

Landscaped front garden, driveway leading to the garage.

Rear Garden

Turfed rear garden, patio seating area, flowerbed edges.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Gypsy Lane, Marton-In-Cleveland Middlesbrough

- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£240,000



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.focalagent.com

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Property Ref:
MAR111034 - 0007

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