



Eagle Park, Marton-in-Cleveland

TS8 9QU

£142,500



Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Situated within a quiet cul-de-sac on the ever-popular Eagle Park development, this two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, down-sizers or investors alike. Boasting a generous living room, front and rear gardens, a single garage and driveway parking, the property provides comfortable accommodation with excellent potential to put your own stamp on.

Located within easy reach of local amenities, schools and transport links, this is a fantastic opportunity to purchase a home in a sought-after residential location.

Entrance Porch – a useful entrance porch providing an ideal space for coats and shoes with door to the living room.

Living Room – generous reception room featuring a gas fire with wooden surround and granite hearth, creating a cosy focal point, window to front overlooking the garden, staircase to first floor and door leading to kitchen/breakfast room.

Kitchen – Fitted with a range of wall and base units, work surfaces, space for oven, fridge freezer, tiled flooring, partly tiled walls, window overlooking garden the rear garden and door leading to the rear garden.

First Floor

Landing – Providing access to both bedrooms and bathroom.

Master Bedroom – a spacious double bedroom with window to front.

Bedroom Two – a further well-proportioned bedroom featuring a stylish panelled feature wall, built-in cupboard housing the hot water tank, and window to the rear enjoying attractive leafy views across the surrounding trees.

Bathroom – fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Finished with part-panelled walls, laminate flooring, two wall-mounted storage cabinets, and a frosted window to the side providing natural light and privacy.

Externally

Front – the property enjoys a lawned front garden with established hedging and a mature tree, alongside a gravelled driveway providing off-road parking and access to the single garage.

Rear – a private enclosed rear garden laid mainly to lawn with fenced boundaries and mature trees creating a peaceful, semi-rural feel. A patio area provides the perfect space for outdoor dining, entertaining or simply relaxing.

Single Garage – a good-sized garage with up-and-over door, offering additional parking and excellent storage, complete with light, power, and a side access door leading into the rear garden.





Location and Amenities.

Marton is known for its family friendly atmosphere, excellent local amenities and good connectivity. What follows is just a small selection:

Locally: Shops, eateries and businesses, including a Post Office and Spar Convenience Store and Marton Community Hub and Library, with activities for children and adults. The M Parkway Shopping Centre at Coulby Newham (1.7 miles) where there is also a Bannatyne Health Club. There are lovely green spaces nearby too including Bonny Grove Nature Reserve, just 0.3 miles away, and Stewart Park (2.5 miles), with Saturday morning Parkrun, pets' corner, children's play area and café.

Schools: There is an excellent selection of well-regarded schools in the area, too many to list, including local primary schools.

Transport Links: Convenient for the A19 and other major routes, Marton provides great connectivity to the north, south, the coast and the North York Moors. Nunthorpe train station (1.4 miles away) has links to Newcastle, Middlesbrough, James Cook University Hospital, Whitby and many villages in-between. Middlesbrough's train station has links to Edinburgh, Newcastle, Leeds, Manchester, York and London Kings Cross.

Freehold. Council Tax B. Gas Central Heating.

Disclaimer Note: 1. Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, intending purchasers should satisfy themselves as to the correctness of the information given. Kathryn Barr Estate Agents does not accept responsibility for any errors in the information provided. 2. Our particulars are for guidance only and do not form part of any offer or contract. They should not be relied upon as statements or representation of fact or warranty. 3. All dimensions, shapes & distances are approximate. 4. We have not tested any services, appliances, equipment, facilities or fittings and cannot verify that they are in working order.





www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL

PRS Property
Redress
Scheme

Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk