

LOW GILL VIEW, MARTON, MIDDLESBROUGH, TS7 8AX



- ▲ A Two Bedroom End Terraced Property
- ▲ Located in a Quiet Cul-De-Sac Within This Sought After Modern Development Built by Avant Homes
- ▲ Ideal for a First Time Buyer
- ▲ Move In Condition
- ▲ Stunning Open Plan Kitchen/Living/Dining Area with a Range of Modern Units & Bi-Folding Doors to the Rear Garden
- ▲ Two Double Bedrooms
- ▲ Modern Bathroom
- ▲ Driveway Offering Parking for Two Cars
- ▲ Well Presented Rear Garden with Home Office/Studio

£165,000

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A modern two bedroom house located within a popular development built by Avant Homes and occupying a lovely plot within a quiet cul-de-sac with two parking spaces to the front and an enclosed garden to the rear with home office/studio. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC and open plan kitchen/living/dining area with a modern range of units, integrated appliances, a large storage cupboard houses the washing machine and there are bi-folding doors opening to the rear garden. To the first floor there are two double bedrooms and a modern bathroom.

OPEN PLAN KITCHEN/LIVING/DINING AREA - 4.4m (14'5") x 3.25m (10'8") in the living area plus 3.23m (10'7") x 2.46m (8'1") in the kitchen area

With a range of modern contemporary design wall, drawer, and floor units with complementing work surfaces, inset sink and a range of integrated appliances include a fan assisted electric oven, microwave, four ring hob with extractor, integrated dishwasher and fridge freezer. LED spotlights, Karndean woodgrain flooring, spacious under stairs cupboard housing the washing machine and bi-folding doors in the living area open to the rear garden.

GROUND FLOOR

ENTRANCE HALL

With reducing to composite entrance door, Karndean woodgrain effect flooring and staircase to the first floor.

CLOAKROOM/WC

A spacious cloakroom with WC, wash hand basin, Karndean woodgrain effect flooring and chrome LED spotlights.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 4.4m x 2.46m (14'5" x 8'1")

With modern built-in wardrobes with sliding doors.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM TWO - 3.25m x 2.72m (10'8" x 8'11")

With built-in cupboard housing the gas fired central heating combination boiler.

BATHROOM

Fitted with a modern suite comprising bath with shower attachment, WC, wash hand basin with storage under, part tiled walls, chrome heated towel rail and chrome spot lighting.

EXTERNALLY

PARKING & GARDEN

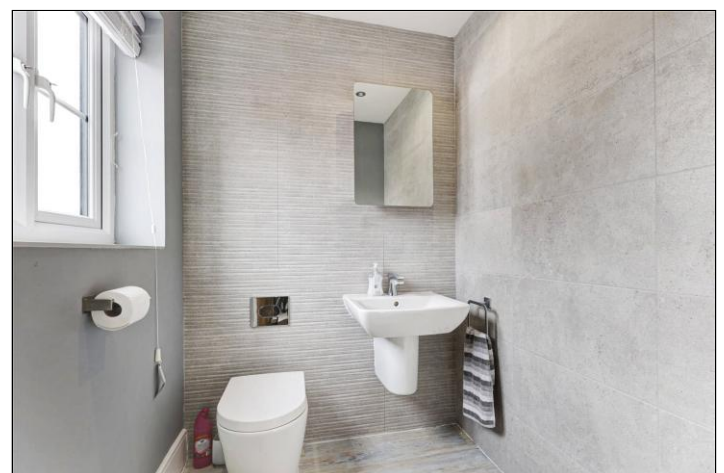
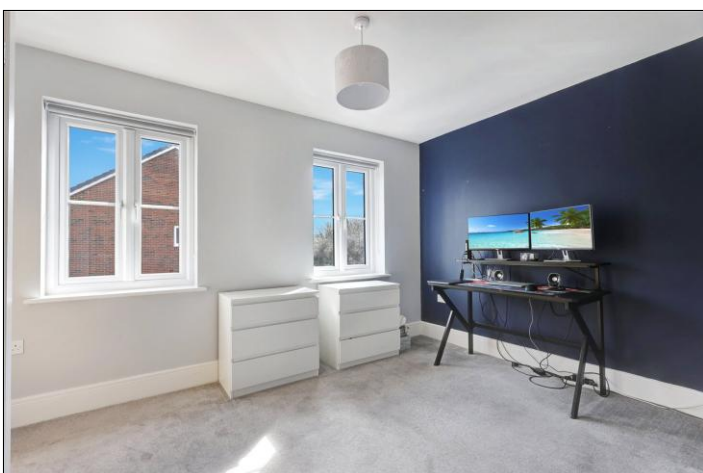
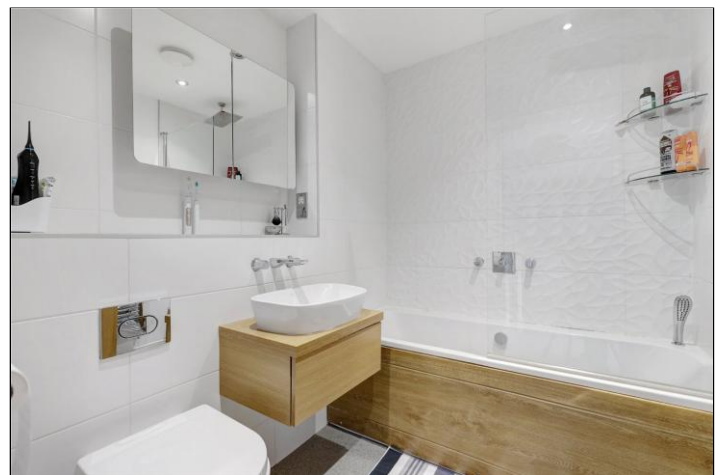
Externally the property is located within a quiet cul-de-sac and features two parking spaces to the front elevation and to the rear there is an enclosed, well maintained garden with patio, lawn, timber shed and a separate home office/studio with electric supply.

AGENTS REF: - DP/LS/NUN250012/13032025

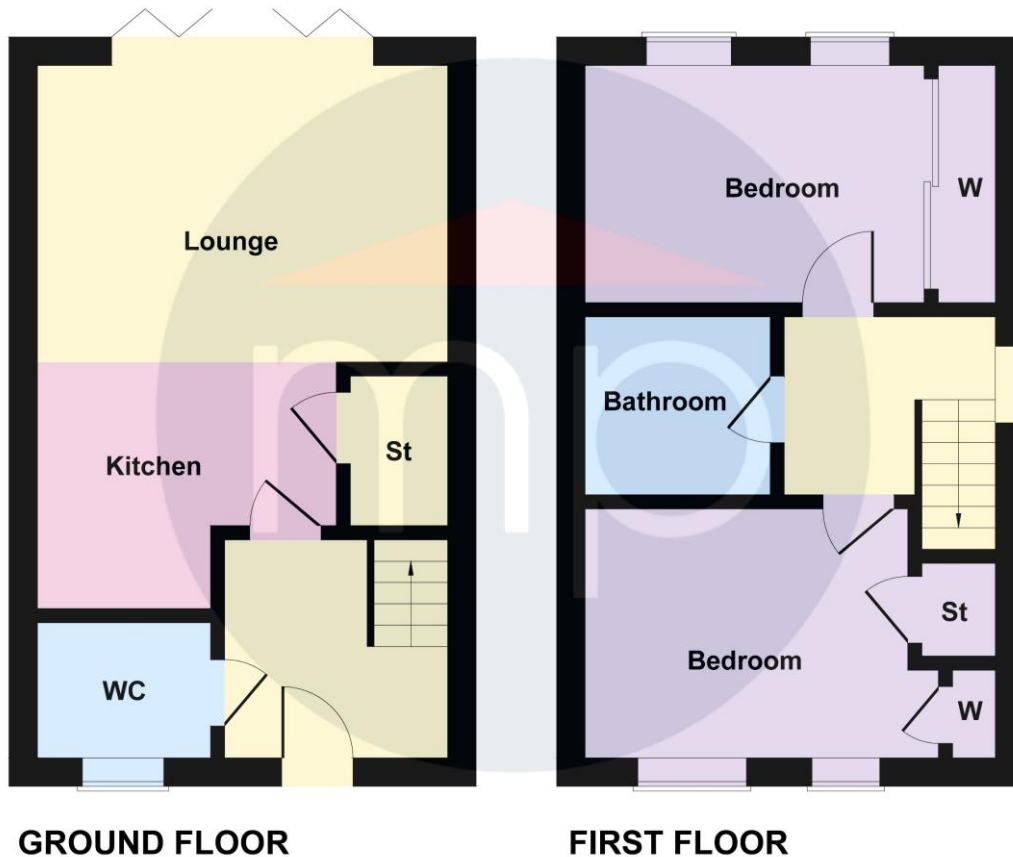
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



Low Gill



Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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