



**Boston Drive, Marton-In-Cleveland Middlesbrough TS7 8LZ**

**welcome to**

## **Boston Drive, Marton-In-Cleveland Middlesbrough**

Extended 4-Bedroom Detached Bungalow - Excellent Opportunity in Marton. Located in the highly sought-after area of Marton, this extended 4-bedroom detached bungalow presents an excellent opportunity for those looking to modernise and create a stunning family home.

### **Agents Note**

We are advised that the property is affected by shale. A copy of the relevant report is held on file and is available for inspection upon request. Prospective purchasers are strongly advised to carry out their own investigations and seek appropriate professional, mortgage, and structural advice prior to proceeding.

### **Entrance**

Enter through UPVC double glazed door to side aspect into kitchen.

### **Kitchen**

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Base and wall units with complementary work surfaces, sink with draining board and dual taps, integral electric oven, four ring electric hob, extractor unit, radiator.

### **Hallway**

Access to the porch.

### **Porch**

Timber single glazed door to front and rear with timber double glazed windows to the side.

### **Bathroom**

Bath, wash hand basin with mixer tap and under storage, heated chrome towel rail, UPVC double glazed window to rear, storage cupboard.

### **Bedroom 1**

12' 5" x 10' 1" incl wardrobes ( 3.78m x 3.07m incl wardrobes )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 2**

11' 4" x 9' excl wardrobes ( 3.45m x 2.74m excl wardrobes )  
UPVC double glazed window to rear, radiator, built in wardrobes.

### **Bedroom 3**

10' 2" incl wardrobes x 8' 9" ( 3.10m incl wardrobes x 2.67m )  
UPVC double glazed window to side, radiator.

### **Bedroom 4**

9' 5" x 9' 3" excl wardrobes ( 2.87m x 2.82m excl wardrobes )  
Skylight window, void loft access, electric heater, fitted wardrobe space.

### **Separate W/C**

Toilet, UPVC double glazed window, wash hand basin with under storage, radiator.

### **Lounge/Diner**

21' 5" x 15' 10" ( 6.53m x 4.83m )  
UPVC double glazed windows to front, radiator, UPVC double glazed window to side, coved corning.

### **Externally Front Garden**

Driveway, easy maintainable stone front garden, flower bed edging, garage to the side aspect.

### **Rear Garden**

Patio garden with flower bed edging.





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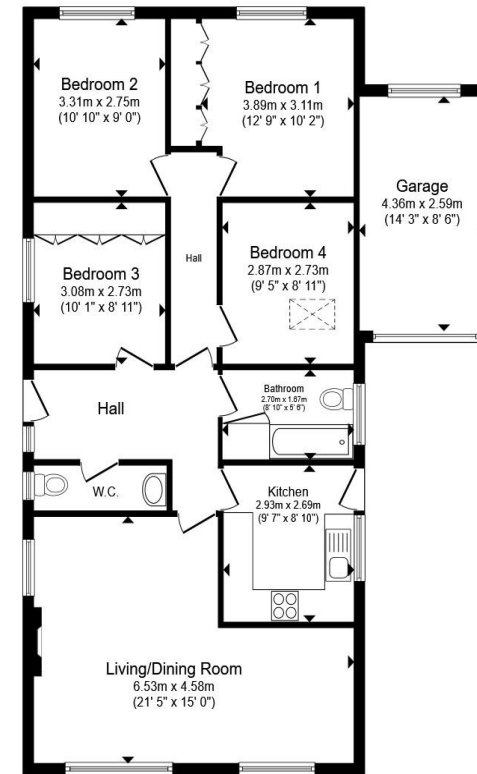
## Boston Drive, Marton-In-Cleveland Middlesbrough

- INVESTMENT OPPORTUNITY
- WELL-PROPORTIONED BEDROOMS
- GARAGE
- DRIVEWAY
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £225,000



Total floor area 101.9 m<sup>2</sup> (1,097 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:  
MAR111525 - 0007

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