



Campion Grove, Marton-In-Cleveland Middlesbrough TS7 8SL

welcome to

Campion Grove, Marton-In-Cleveland Middlesbrough

Spacious Four Bedroom Detached Home in Sought-After Marton Manor – No Onward Chain

Situated within the popular Marton Manor development, this well-proportioned four bedroom detached home offers versatile living space ideal for families

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator, under stair storage cupboard, access to downstairs W/C.

Downstairs W/C

Toilet, wash hand basin, ventilation unit.

Lounge

13' 10" x 13' (4.22m x 3.96m)

UPVC double glazed bay window to front, radiator, electric fire with decorative fire surround, TV point, telephone point.

Dining Room

10' 11" x 12' 3" (3.33m x 3.73m)

UPVC double glazed patio doors leading to conservatory, radiator, coved cornicing to ceiling.

Reception Room 2

16' 8" x 10' 11" (5.08m x 3.33m)

UPVC double glazed window to front, electric fire with decorative fire surround, UPVC double glazed patio doors leading to rear garden.

Kitchen

10' 8" x 8' 11" (3.25m x 2.72m)

Range of base and wall units with complementary work surfaces, recess for appliances, plumbing for washing machine, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to side, UPVC double glazed patio doors leading to conservatory, integral electric oven, four ring electric hob, extractor unit.

Conservatory

20' 6" x 12' 11" (6.25m x 3.94m)

UPVC construction, UPVC double glazed window, UPVC double glazed door leading to rear garden,

radiator, TV point.

Landing

UPVC double glazed window to side.

Bathroom

Toilet, wash hand basin, bath, wall mounted shower, UPVC double glazed window to side.

Bedroom 1

10' 6" excl wardrobes x 13' 1" incl wardrobes (3.20m excl wardrobes x 3.99m incl wardrobes)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

10' x 10' 8" (3.05m x 3.25m)

UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3

11' x 9' 3" max (3.35m x 2.82m max)

UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 4

9' 3" x 7' (2.82m x 2.13m)

UPVC double glazed window to rear, radiator.

Externally Rear Garden

Turfed garden, patio seating areas.

Front Garden

Wrap around garden, driveway leading to garage.

Garage

Up and over style door, electricity, lighting.





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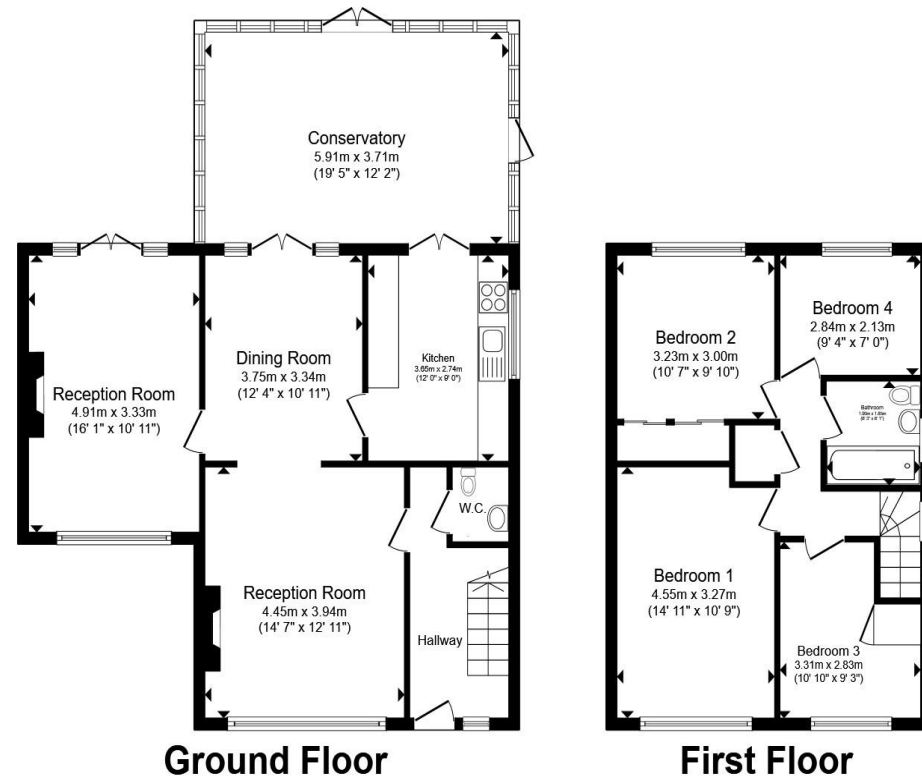
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- NO ONWARD CHAIN
- IDEAL FOR FAMILIES
- CONSERVATORY
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£280,000



Total floor area 137.1 m² (1,476 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



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