

## Gunnergate Lane, Marton



- Fantastic rear garden.
- Spacious breakfast kitchen.
- Single garage.
- Extensive driveway.
- Prime residential location.
- Three bedrooms.

£230,000

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## Gunnergate Lane, Marton

### DESCRIPTION

A beautiful bay fronted three bedroom semi-detached home offering a wealth of style charm and character. Numerous noteworthy attractions include; A spacious breakfast kitchen, two reception rooms and a fantastic extensive rear garden which enjoys the sun for most of the day up until late evening.

### Accommodation comprises

Ground floor: Entrance hall, Living room, Dining room, Breakfast kitchen.

First floor: Three bedrooms and Bathroom.

Externally; Driveway providing private off street parking, Single garage, front and rear gardens.

### Entrance hall

Solid wood entry door and staircase providing access to the first floor with storage beneath.

### Living room

**7.07 x 3.87 (23'2" x 12'8")**

Feature fire surround with tiled hearth and insert with gas fire inset, front aspect secondary glazed bay window and door to the lean-to.



### Living room



### Lean-to

Door providing external access to the rear garden.



## Dining room

**3.20 x 3.36 (10'6" x 11'0")**

Side aspect single glazed window.



## Dining room



## Breakfast kitchen

**5.07 x 3.03 (16'8" x 9'11")**

Comprising a smart range of fitted base and wall units with matching roll edged work surfaces and coordinated tiled splash backs. Appliances to include; Stainless sink unit with rinse bowl, drainer and mixer tap, integrated electric oven, separate four ring gas hob with concealed extractor hood over and plumbing for washing machine. Rear aspect double glazed windows and side exit door provides external access to the rear garden.



## First floor

### **Bedroom one**

**4.49 x 3.8 (14'9" x 12'6")**

Built in wardrobes and front aspect double glazed bow window.



### **Bedroom two**

**3.60 x 3.23 (11'10" x 10'7")**

Built in wardrobes and rear aspect double glazed window.



### **Bedroom three 2.14 x 2.23 (7'0" x 7'4")**

Front aspect single glazed window.

### **Bathroom**

**2.64 x 1.76 (8'8" x 5'9")**

Modern white suite comprising; Double ended bath with wall mounted mains shower over, pedestal wash hand basin with mixer tap and close coupled WC. Chrome heated towel rail.



### **Externally**

Extensive driveway provides ample private off street parking.

### **Single garage**

Remote controlled up and over entry door, power supply, lighting and personnel door.

## Rear garden

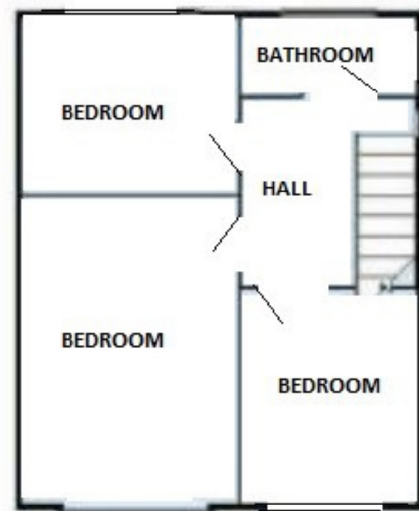
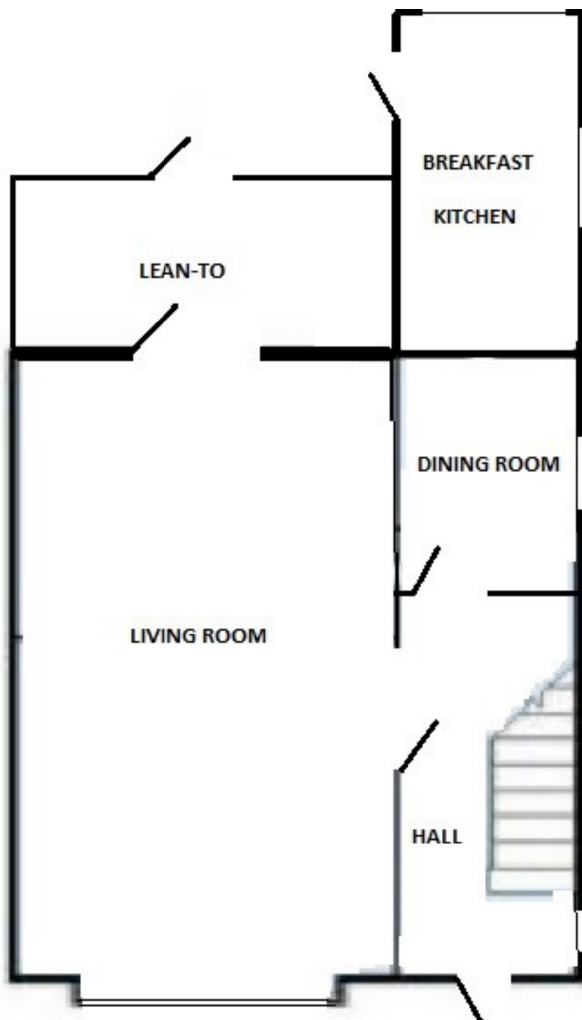
Beautifully established rear garden mainly laid to lawn bordered by a gorgeous array of flowering border plants, shrubs and trees all of which provide good screening and a high degree of privacy.



## General information

### Council tax band

Assessed by Middlesbrough billing authority in council tax band D.



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