



6 Bryony Grove

Marton-In-Cleveland, Middlesbrough, TS7 8SW

Offers in excess of £160,000



****For Sale With The Advantage Of No Onward Chain****

Upgraded And Extended Family Home With Three Bedrooms, A Loft Conversion & Sun Room. For Sale With The Benefit Of The Summerhouse & Hot Tub Included. In Immaculate Condition With Solid Oak Internal Doors & Stylish Decor, Ready To Move Straight Into. The Concrete Imprint Driveway Provides Off-Road Parking For Several Cars.

Annually Serviced Gas Combi Boiler, Approx 6 Year Old. uPVC Double Glazed Windows, Composite Front Entrance Door.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

Delightfully Positioned In The Cul-De-Sac Bryony Grove. From Stokesley Road A172, Turn Onto Gainsborough Road, Then A Left Onto Campion Grove, Then Left Onto Bryony Grove, The Property Sits On The Left.

- Marton Manor Primary School - 6 Minute Walk
- The King's Academy Senior School - 8 Minute Drive
- The Rudds Arms Pub - 10 Minute Walk
- The James Cook University Hospital - 6 Minute Drive
- Stewart Park, Lake, Playground, Cafe & Museum - 5 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Porch

Composite Entrance Door, uPVC Double Glazed Windows.

Lounge

Feature Fire Place, uPVC Double Glazed Windows, Radiator, Storage Cupboard.

Kitchen

Fitted With A Range Of Modern Base, Wall & Drawer Units, Worksurfaces Incorporating Stainless Steel Sink Unit With Mixer Tap, Gas Hob With Overhead Extractor Fan, Electric Oven, Space For Washing Machine & Fridge Freezer, Storage Cupboard, uPVC Double Glazed Window, Radiator.

Dining Area

Space For Dining Table & Chairs, Sky Lights x2, Radiator, uPVC Double Glazed French Doors Opening To The Rear, Side Door.

First Floor Landing

Staircase Leading To First Floor, Access To Bedrooms, Bathrooms & Staircase To Second Floor.

Master Bedroom

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bathroom

Fitted With A White Suite Compromising; Hand Wash Basin, W/C, Walk-In Shower, Radiator, Spot Lights, uPVC Double Glazed Window.

Loft Room

Fully Boarded, Velux Window, Radiator, Storage Cupboard's.

Summerhouse

Timber Summerhouse Benefiting Electric & Plumbing, uPVC Double Glazed Windows.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: B

Estimate £1,686

Disclaimer

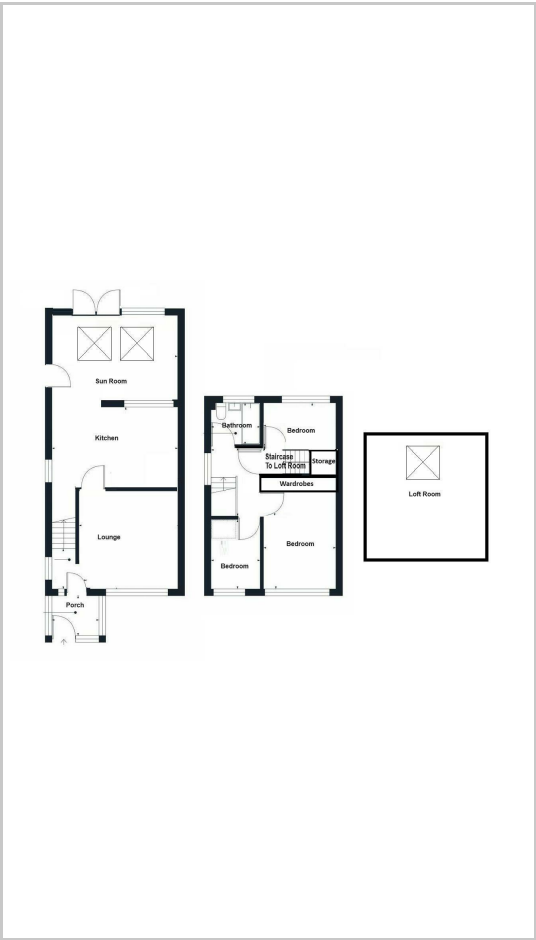
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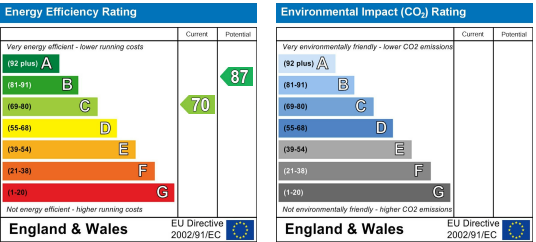
Area Map



Floor Plans



Energy Efficiency Graph



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