



**Gunnergate Lane, Marton-In-Cleveland, TS7 8JB**  
**3 Bed - House - Detached**  
**£295,000**

**Council Tax Band: D**  
**EPC Rating: E**  
**Tenure: Freehold**

**ROBINSONS**  
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**REDUCED FOR A QUICK SALE. SMITH AND FRIENDS** are delighted to offer to the market this wonderful three bedroom detached family home which offers spacious living accommodation throughout. The property will have the benefit of **NO FORWARD CHAIN**, gas central heating and partial double glazing. The property is situated on the popular Gunnergate Lane in Marton and within walking distance to Marton shopping parade. In brief, the living accommodation briefly comprises of; entrance porch into hallway with stairs to the first floor, generous sized living room, second reception room with uPVC bay window to the front aspect, modern fitted kitchen/diner leading to a downstairs cloakroom/WC. To complete the ground floor is a large Conservatory with lovely views of the garden. Externally to the front of the property is a driveway for a number of cars leading to the single garage. The rear garden is very impressive and is approx. 0.18 acres making it the perfect entertaining space. The garden is mainly laid to lawn and is lined with mature trees and shrubs with a patio area. **VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRICIATE.**





### **Entrance Porch**

Composite entrance door and double glazed window to the front aspect.

### **Entrance Hall**

Spacious entrance hall with stairs to the first floor with understair storage.

### **Living Room**

Contemporary style wall mounted gas fire, double glazed window to the front aspect and door leading to the Conservatory.

### **Dining Room/Second Reception Room**

uPVC double glazed bay window to the front aspect.

### **Kitchen/Diner**

Comprising of a attractive range of base and wall units with matching roll edged work surfaces and coordinated tiled splash backs incorporating stainless steel sink unit with rinse bowl, drainer and mixer tap, electric cooker, five ring gas hob and extractor hood over, integrated fridge, freezer and washing machine. uPVC double glazed windows to the side and rear aspect.

### **Downstairs WC**

A two piece suite comprising; wall mounted wash hand basin, close coupled WC and single glazed window.

### **Conservatory**

A good sized conservatory with uPVC double glazed french style doors opening on to the rear garden.

### **First Floor Landing**

#### **Bedroom One**

Two double glazed window to the front aspect and fitted wardrobes.

#### **Bedroom Two**

uPVC double glazed window to the front aspect.

#### **Bedroom Three**

uPVC double glazed window to the rear aspect.

### **Bathroom**

A modern three piece white suite comprising of; double ended bath with side fill mixer tap, fully tiled shower enclosure with wall mounted mains shower and pedestal wash hand basin, single glazed window to the rear aspect.

### **Separate WC**

Close coupled WC with button flush and single glazed window.

### **Externally**

To the front of the property is a fantastic driveway providing off street parking for a number of cars leading to the single garage. The rear garden is approx. 0.18 acres mainly laid to lawn with fenced boundaries and mature borders.

### **Garage**

Up and over entrance door and power supply.



**Gunnergate Lane**  
 Approximate Gross Internal Area  
 1717 sq ft - 160 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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