



*** NO CHAIN INVOLVED *** GREAT INVESTMENT OPPORTUNITY ***

A two double bedroom semi detached property situated in Marton Manor off Gainsborough Road. The property has the benefit of off street parking for up to 2 cars, uPVC double glazing and a single detached garage. The living accommodation briefly comprises; entrance porch, spacious lounge with stairs to the first floor and a spacious fitted kitchen with access to the garden. To the first floor are two double bedrooms and a bathroom/WC fitted with a three piece suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Externally, there are gardens to the front and rear, mainly laid to lawn with a patio area. The property would appeal to a variety of buyers including investors, first time buyers or anyone looking to downsize.

Contact Robinsons Tees Valley for further information on 01642 313666.

Campion Grove, Middlesbrough, TS7 8SJ

2 Bed - House - Semi-Detached

£139,950

EPC Rating

COUNCIL TAX BAND B

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Entrance Porch

Lounge

12'10" x 17'4" (3.93m x 5.30m)

uPVC double glazed window to the front aspect and staircase to the first floor.

Fitted Kitchen

12'11" x 9'6" (3.95m x 2.92m)

Comprising a range of base and wall units with work surfaces, stainless steel sink unit with mixer tap and drainer, electric cooker with five ring gas hob and extractor hood, integrated single oven.

First Floor Landing

Bedroom One

10'9" plus wardrobes x 9'7" (3.28m plus wardrobes x 2.93m)

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

Bedroom Two

12'11" x 8'11" (3.94m x 2.73m)

uPVC double glazed window to the rear aspect.

Bathroom/WC

8'7" x 4'8" (2.64m x 1.43m)

Three piece suite comprising; Panelled bath with wall mounted electric shower, pedestal wash hand basin and close coupled WC.


Externally


Gardens to the front and rear aspect, parking for up to 2 cars to the side aspect leading to the detached single garage.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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