



Tollesby Lane, Marton-In-Cleveland, TS7  
8JE  
2 Bed - Bungalow - Semi Detached  
Offers Over £155,000

**ROBINSONS**  
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\*\*\* NO CHAIN INVOLVED \*\*\* EARLY VIEWINGS COME  
RECOMMENDED \*\*\*

A deceptively spacious two bedroom semi detached bungalow situated just off Gunnergate Lane and within walking distance to Marton shopping parade and Fairy Dell Park. The property boasts from a driveway for up to two cars and a separate garage. As you approach the property, to the front is a well maintained front garden with a privet hedge to give it that extra privacy. To the rear of the property is a pleasant garden, mainly laid to lawn with a patio area. The internal living accommodation briefly comprises; entrance vestibule, generous sized lounge with electric fire and surround, two bedrooms, a modern fitted kitchen and a bathroom fitted with a three piece suite. Please call the office on 01642 313666 to arrange your viewing.

Council Tax Band: B



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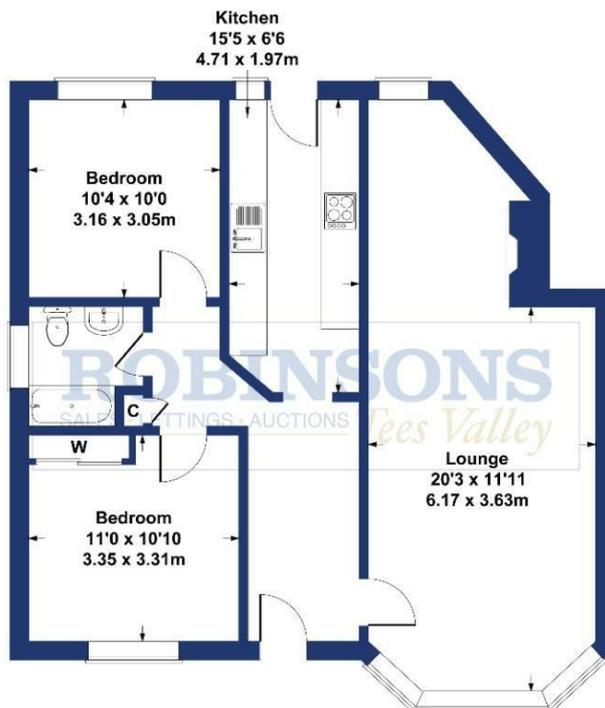
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Tollesby Lane**  
Approximate Gross Internal Area  
818 sq ft - 76 sq m



Energy Efficiency Rating	
Current	Potential
105-110 (A)	82
82-104 (B)	
69-81 (C)	61
55-68 (D)	
49-54 (E)	
39-48 (F)	
1-38 (G)	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
105-110 (A)	
82-104 (B)	
69-81 (C)	
55-68 (D)	
49-54 (E)	
39-48 (F)	
1-38 (G)	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

26 Stokesley Road, Middlesbrough, TS7 8DX | Tel: 01642 313666 |

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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

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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