



ROBINSONS TEES VALLEY are delighted to offer to the market this four bedroom detached house which has huge potential and would make a great renovation project with NO CHAIN INVOLVED.

The home is located in Marton and within walking distance to local amenities and shops and also within easy reach to the A689 motorway. The living accommodation briefly comprises of; spacious entrance hallway, downstairs WC, two reception rooms and kitchen. To the first floor are four bedrooms, one bedroom with a free standing shower cubicle and a bathroom with a three-piece suite. Externally the property is positioned on an excellent corner plot and has a driveway for 2 vehicles leading to the integral double garage. To the rear of the property is a generous size garden, mainly laid to lawn with mature shrubs and trees.

VIEWINGS COME HIGHLY RECOMMENDED TO SEE THE PROPERTY'S FULL POTENTIAL.

CONTACT ROBINSONS TESS VALLEY ON 01642 313666 TO ARRANGE VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD
COUNCIL TAX BAND E

Gunnergate Lane, Middlesbrough, TS7 8JA

4 Bedroom - House - Detached

Offers Over £250,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: E

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Gunnergate Lane, Middlesbrough, TS7 8JA

Lounge (front)

10'0" x 13'2" (3.05m x 4.03m)

Reception Room (rear)

13'4" x 17'0" (4.08m x 5.20m)

Kitchen

13'5" x 9'3" (4.10m x 2.83m)

Bedroom One (front)

10'4" x 12'7" (3.16m x 3.86m)

Bedroom Two (rear)

13'3" x 9'10" (4.06m x 3.02m)

Bedroom Three

13'4" x 8'10" (4.07m x 2.70m)

Bedroom/Study/Dressing Room

8'6" x 13'6" (2.60m x 4.14m)

Bathroom

8'2" x 6'10" (2.49m x 2.10m)

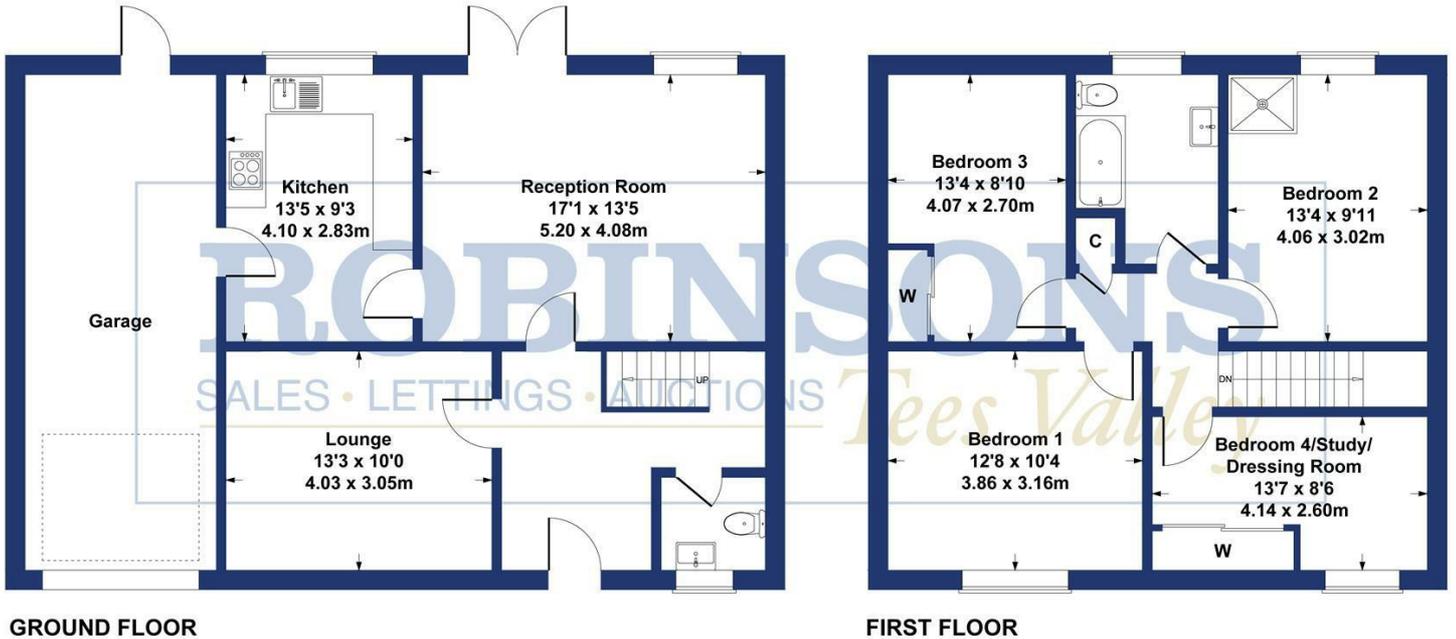
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

Gunnergate

Approximate Gross Internal Area
1335 sq ft - 124 sq m
(Excluding Garage)



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 83 </div>
(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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