



PH ESTATE AGENTS



## 23 Campion Grove

Marton-In-Cleveland, Middlesbrough, TS7 8SJ

£165,000



# 23 Campion Grove

Marton-In-Cleveland, Middlesbrough, TS7 8SJ

£165,000



## HALLWAY

6'5" x 3'1" (1.96m x 0.94m )

Step through the sleek black composite door and you're greeted by a bright, contemporary hallway. Clean lines and subtle lighting draw your eye ahead, guiding you toward the spacious reception room on one side and a staircase that rises gracefully to the first floor.

## RECEPTION ROOM

13'4" x 12'3" (4.06m x 3.73m )

The reception room is spacious enough to accommodate a generous corner sofa and a cozy armchair, with plenty of room left for stylish storage units. Sunlight pours in through a sleek UPVC double glazed window, brightening the modern space and highlighting the striking accent wall that adds character to the room. A well-placed radiator keeps the area warm and inviting, while an understair cupboard offers a convenient spot to tuck away everyday essentials. The reception room seamlessly opens into the kitchen diner, making it ideal for both relaxing and entertaining.

## KITCHEN DINER

10'4" x 15'8" (3.15m x 4.78m )

The kitchen is fitted with a collection of sleek, light grey cabinets—wall-mounted, base, and drawer units—all featuring gentle soft-close mechanisms for a modern, seamless feel. At its heart, a built-in electric oven sits beneath a smooth ceramic hob, topped by an extractor fan that blends easily into the design. The generous grey worktops provide plenty of space for meal prep, while dedicated spots are set aside for your free-standing appliances. Natural light pours in from two UPVC double glazed

windows, one to the side and another at the back, making the whole space feel bright and airy. French doors open directly onto the garden, creating a lovely connection between indoor and outdoor living. At the rear, the dining area is perfectly positioned, easily accommodating a large table for gatherings, and is kept cozy by a radiator tucked neatly against the wall.

## LANDING

7'7" x 6'3" (2.31m x 1.91m )

The landing serves as a central hub, offering entry to all three bedrooms, the spacious family bathroom, and the loft. Natural light pours in through a UPVC double glazed window set on the side wall, while a contemporary banister with sleek glass panels adds a touch of modern elegance to the space.

## BEDROOM ONE

15'4" x 8'7" (4.67m x 2.62m )

The first bedroom sits at the front of the house, basking in natural light from a large UPVC double-glazed window. There's plenty of room for a king-size bed, along with extra wardrobes or storage units, so the space never feels cramped. Modern wall paneling gives the room a clean, contemporary feel, while soft carpeting underfoot makes it warm and inviting. A radiator ensures the space stays cozy, no matter the season.

## BEDROOM TWO

9'1" x 9'3" (2.77m x 2.82m )

Tucked away at the back of the property, the second bedroom offers a quiet, private retreat. There's plenty of room for a double bed, with space left over for wardrobes or extra storage units to keep things organized. A large UPVC double glazed

window lets in natural light while keeping the room cozy, and the carpeted floor adds a soft, comfortable touch. A radiator ensures the space stays warm year-round.

### BEDROOM THREE

10'5" x 6'4" (3.18m x 1.93m)

Positioned at the front of the house, the third bedroom is currently styled as a sleek, modern walk-in wardrobe, with open shelving and clever storage solutions maximizing every inch of space. If needed, it could easily be transformed back into a cozy single bedroom, accommodating a bed along with some compact storage units. The room is brightened by a large UPVC double-glazed window that lets in plenty of natural light, while a radiator keeps it warm and comfortable. Soft carpeting underfoot adds a final touch of comfort and warmth.

### FAMILY BATHROOM

5'10" x 6'0" (1.78m x 1.83m)

The family bathroom features a sleek, contemporary three-piece suite, complete with a deep paneled bathtub fitted with a rainfall shower and a clear glass screen. A matching hand basin and toilet are

set side by side, designed for both style and convenience. Soft, diffused light pours in through a frosted UPVC double-glazed window, offering privacy while keeping the space bright. The walls are lined with glossy tiles, accented by bold black fixtures and accessories, and a modern radiator ensures the room stays warm and comfortable year-round.

### EXTERNAL

The property features a well-kept front garden and a private driveway running along the side, providing convenient off-street parking. At the back, you'll find a spacious patio area—perfect for relaxing or entertaining guests—enclosed by low-maintenance fencing for added privacy and security. There's also a detached garage offering additional storage or parking options. Located just a short drive from local shops, schools, and the A174, this home is ideally situated for both everyday living and easy commuting.



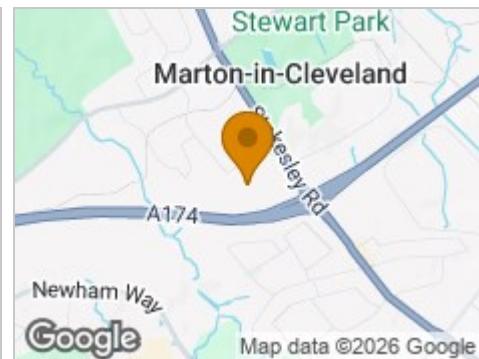
## Road Map



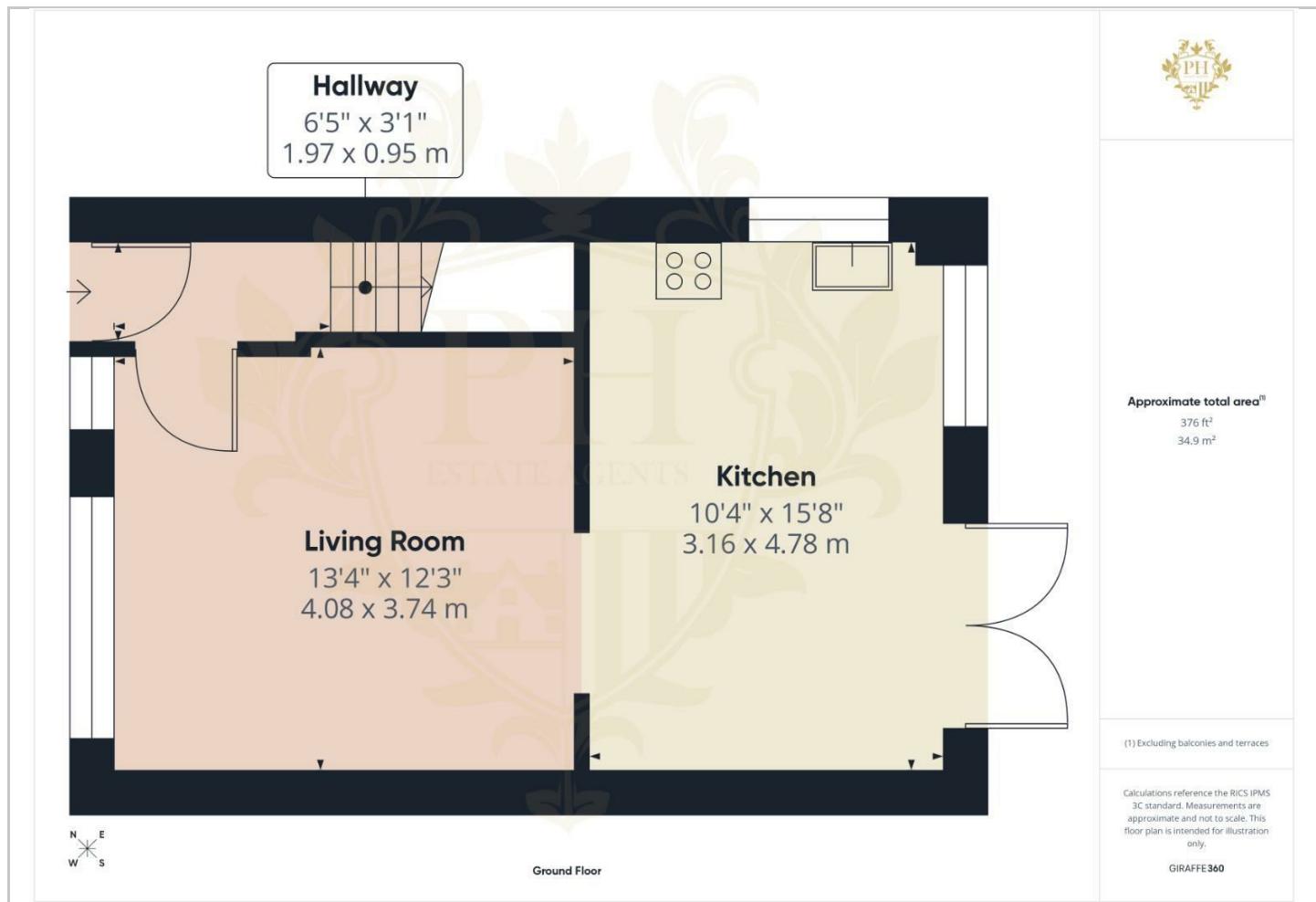
## Hybrid Map



## Terrain Map



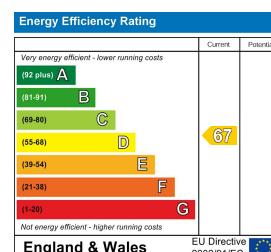
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.