

GUISBOROUGH ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0LA



- ▲ No Forward Chain
- ▲ A Beautifully Presented & Deceptively Spacious Two Bedroom Semi Detached House
- ▲ Extended & Modernised by the Current Owners
- ▲ Occupying a Large Plot, Ideal for Future Development – Subject to Planning
- ▲ Large Private Garden
- ▲ 24ft Living Room
- ▲ Further Reception Room
- ▲ Conservatory Enjoying Views Over the Garden
- ▲ Spacious Kitchen Breakfast Room
- ▲ Modern Ground Floor Bathroom
- ▲ Two Double Bedrooms to the First Floor
- ▲ Large Greenhouse Accessed Via the Patio Area & Pergola
- ▲ Ample External Storage with Large Cabin & Storage Shed
- ▲ Easy Access to Local Amenities at Nunthorpe Shops & Nunthorpe Secondary School

Offers Over £250,000

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A beautifully presented and deceptively spacious two bedroom semi-detached house occupying a large plot, ideal for future development subject to planning. Internal features include a spacious fitted kitchen, two reception rooms, conservatory and two double bedrooms. Externally there is ample parking on the extensive driveway and a large private rear garden with a number of outbuildings including a timber cabin and large greenhouse. The property is offered for sale with no forward chain and offers easy access to Nunthorpe secondary school and Nunthorpe shops.

GROUND FLOOR

RECEPTION ROOM - 6.96m x 2.8m (22'10" x 9'2")
With three windows to the side elevation flooding the room with natural light.

BATHROOM - 2.8m x 2.77m (9'2" x 9'1")
Modern white suite comprising large spa style bath, low level WC and wash hand basin.

LOUNGE/DINER - 7.42m x 4.52m (24'4" x 14'10")
With bay window to the front elevation, attractive stone fire surround with wood burning stove, staircase to the first floor and double doors to the kitchen.

KITCHEN - 5.54m x 4.11m (18'2" x 13'6")
With a smart range of shaker design fitted wall and floor units, island, range style cooker with extractor over, space for American style fridge freezer, plumbing for washing machine, spotlighting, French doors to the rear terrace and French doors open to the conservatory.

CONSERVATORY - 4.1m x 4.1m (max) (13'5" x 13'5" (max))
Enjoying pleasant views over the garden.

FIRST FLOOR

BEDROOM ONE - 4.55m x 3.18m (14'11" x 10'5")
With built-in wardrobe.

BEDROOM TWO - 4.14m x 3.53m (13'7" x 11'7")
With built-in wardrobe.

TO VIEW: Tel: 01642 955625
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EXTERNALLY

PARKING & GARDEN - Externally to the front of the property there is an extensive paved driveway offering parking for three to four cars with double gated access to the side of the property. To the rear there is an extensive lawned garden with patio areas, gazebo style covering from the French from the kitchen to a lovely terrace and number of outbuildings include a large greenhouse, summerhouse and storage shed. The garden is ideal for future development subject to any planning.

AGENTS REF: - DP/LS/COU150517/19022026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
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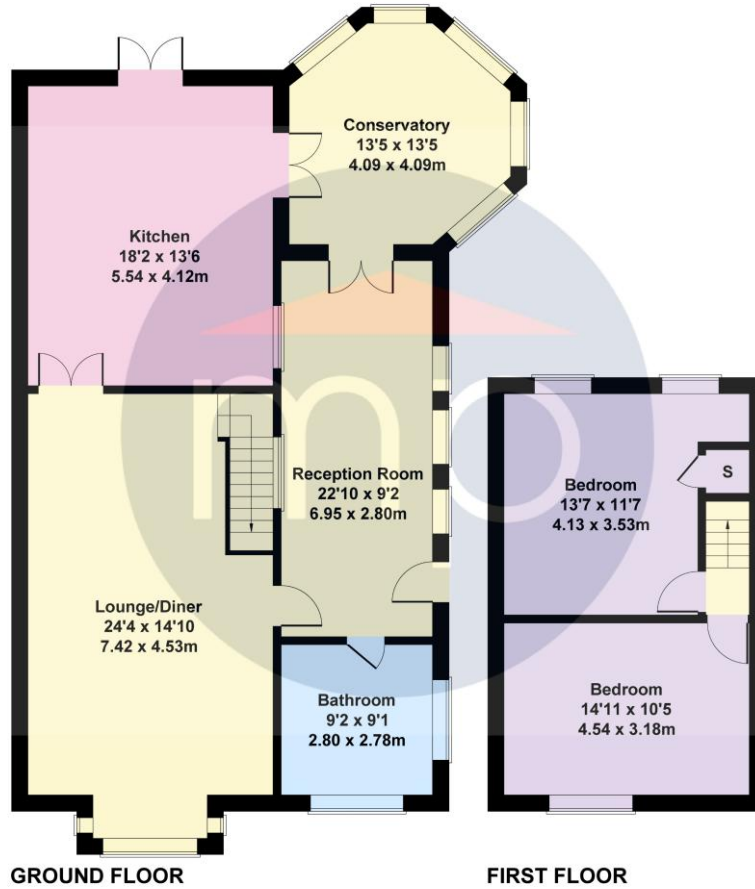


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Guisborough Road

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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