

## THE CRESCENT, NUNTHORPE, MIDDLESBROUGH, TS7 0JP



- ▲ A Beautifully Presented Four Bedroom Detached Family Home
- ▲ Located Within This Prime Area of Nunthorpe
- ▲ Occupying a Lovely Plot with a Large Mature Private Rear Garden
- ▲ Open Plan Kitchen Diner with a Stunning Range of Units & Granite Worktops
- ▲ Orangery with Large Glass Apex Enjoying Pleasant Views Over the Private Garden
- ▲ Spacious Entrance Hall & 22ft Living Room
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Refurbished Modern Family Bathroom
- ▲ Easy Access to Local Amenities, Schools & Transport Links Including Train Station & Regular Bus Service
- ▲ This Really is a Stunning Property That Needs to Be Seen Internally to Be Appreciated
- ▲ Please Call Our Nunthorpe Office to Arrange Your Viewing Today

**£475,000**

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A mature four bedroom detached family residence located within this sought after area of Nunthorpe and occupying a fabulous plot with a large mature private rear garden. Internal features include a stunning open plan kitchen diner with access to an orangery, separate living room, spacious entrance hall and landing, four generous size bedrooms and refurbished modern bathroom. The property is conveniently located offering easy access to local schools and amenities. Please call our Nunthorpe office to arrange your viewing appointment at your earliest convenience.

**GROUND FLOOR**

**ENTRANCE HALL**

A spacious light and airy entrance hall with oak staircase and glass panelling.

**UTILITY/CLOAKROOM**

With washing machine, microwave and shelves/storage.

**GROUND FLOOR WC - 2.34m x 0.84m (7'8" x 2'9")**

With low level WC and wash hand basin.

**LOUNGE - 6.73m x 3.86m (22'1" x 12'8")**

Feature fire surround with inset fire, exposed beam and French doors open to the private garden.

**OPEN PLAN KITCHEN DINING ROOM - 5.97m (19'7") (max) x 5.4m (17'9") (max)**

With a stunning range of modern fitted units and granite work surfaces, range style cooker with extractor over, integrated fridge freezer, tiled splashbacks, side external door and French doors open to the orangery.

**ORANGERY - 3.73m x 3.58m (12'3" x 11'9")**

With large glass apex flooding the area with natural light, enjoying pleasant view over the rear garden and French doors to the side aspect.

**FIRST FLOOR**

**SPACIOUS LANDING**

**BEDROOM ONE - 4.2m x 3.89m (13'9" x 12'9")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## **BEDROOM TWO - 3.73m x 3.28m (12'3" x 10'9")**

With built-in wardrobe.

## **BEDROOM THREE - 3.89m x 2.72m (12'9" x 8'11")**

## **BEDROOM FOUR - 3.25m x 2.24m (10'8" x 7'4")**

## **BATHROOM - 2.6m x 2.34m (8'6" x 7'8")**

Modern refurbished suite comprising P' shaped bath with shower over and screen, vanity style wash hand basin and low level WC with storage, and tiled walls.

## **EXTERNALLY**

### **PARKING, GARAGE & GARDENS**

Externally to the front there is a gravelled driveway leading to the detached garage with pitched roof and a landscaped garden. To the rear there is a large beautiful mature private garden offering an array of well stocked borders, summerhouse, greenhouse, shed and patio area.

**AGENTS REF:** - DP/LS/NUN170250/09092025

**Council Tax Band:** E      **Tenure:** Freehold

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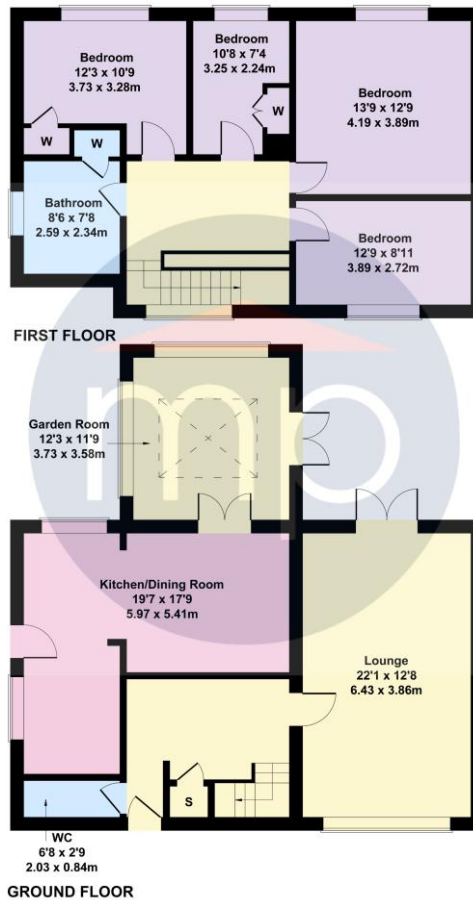
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**The crescent**  
Approximate Gross Internal Area  
1580 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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