

ROOKWOOD ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0BN



- ▲ A Beautifully Presented & Extended Four Bedroom Semi Detached Dormer Bungalow
- ▲ Located Within the Heart of Nunthorpe Offering Easy Access to Local Amenities & Transport Links
- ▲ A Stunning Plot with a Large Private Rear Garden
- ▲ Extensive Driveway Leading to a Detached Double Garage

- ▲ Two Ground Floor Bedrooms & Two First Floor Bedrooms
- ▲ Two Bathrooms
- ▲ 23ft Plus Open Plan Kitchen/Family Room Enjoying Fabulous Views Over the Rear Garden
- ▲ Two Further Reception Rooms
- ▲ Utility Room
- ▲ Offering Approximately 1,679 Sq. Ft of Accommodation

Offers Over £400,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located within the heart of Nunthorpe and offering easy access to local amenities and transport links, this beautifully presented and extended four bedroom semi-detached bungalow occupies a fabulous plot with a large private rear garden, extensive driveway and a detached double garage. Internal features include two reception rooms, 23ft plus open plan kitchen/family room, utility room, two ground floor bedrooms, two first floor bedrooms and two bathrooms. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and storage cupboard.

BEDROOM/RECEPTION ROOM - 4.37m x 3.63m (14'4" x 11'11")

With large bay window to the front elevation.

BEDROOM - 3.68m x 3.66m (12'1" x 12')

Enjoying pleasant views over the rear garden.

BATHROOM - 2.67m x 2.24m (8'9" x 7'4")

White three-piece suite comprising bath with shower attachment, floating wash hand basin, low level WC and storage cupboard.

LOUNGE - 4.06m x 3.63m (13'4" x 11'11")

With large bay window to the front elevation, attractive fire surround with inset fire and bi-folding style doors open to the dining room.

DINING ROOM - 3.7m x 3.6m (12'2" x 11'10")

With access to the kitchen/family room.

KITCHEN/FAMILY ROOM - 7.1m (max) x 5.23m (23'4" (max) x 17'2")

With a beautiful range of fitted wall and floor units, complementing work surfaces, electric oven, induction hob with extractor over, space for fridge freezer, triple aspect windows and French doors open to the rear garden.

SIDE PORCH

With side external door.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



ROOKWOOD ROAD, TS7 0BN

UTILITY ROOM - 2m x 1.83m (6'7" x 6')

With a range of fitted drawer units, space for fridge freezer, plumbing for washing machine and wall mounted central heating boiler.

FIRST FLOOR

BEDROOM ONE - 5.38m (max) x 4.7m (17'8" (max) x 15'5")

With wardrobe and access into the eaves for additional storage.

BEDROOM TWO - 4.72m x 3.5m (15'6" x 11'6")

With built-in wardrobe/storage and access into the eaves for additional storage.

SHOWER ROOM

Modern suite with shower cubicle, floating wash hand basin and WC.

EXTERNALLY

Externally the property occupies a lovely plot within this sought after area of Nunthorpe offering easy access to local amenities, coffee shops and transport links.

PARKING & DOUBLE DETACHED GARAGE

An extensive driveway with double gates leads to a large detached double garage.

GARDENS

Lawned front garden with an array of planted hedge and shrub borders and to the rear there is a beautiful manicured lawned garden with hedge boundary, an array of borders, three fruit trees - plum, apple and pear, and there is also a shed and greenhouse.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/NUN200025/18052026

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

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



ROOKWOOD ROAD, TS7 0BN



ROOKWOOD ROAD, TS7 0BN



ROOKWOOD ROAD, TS7 0BN

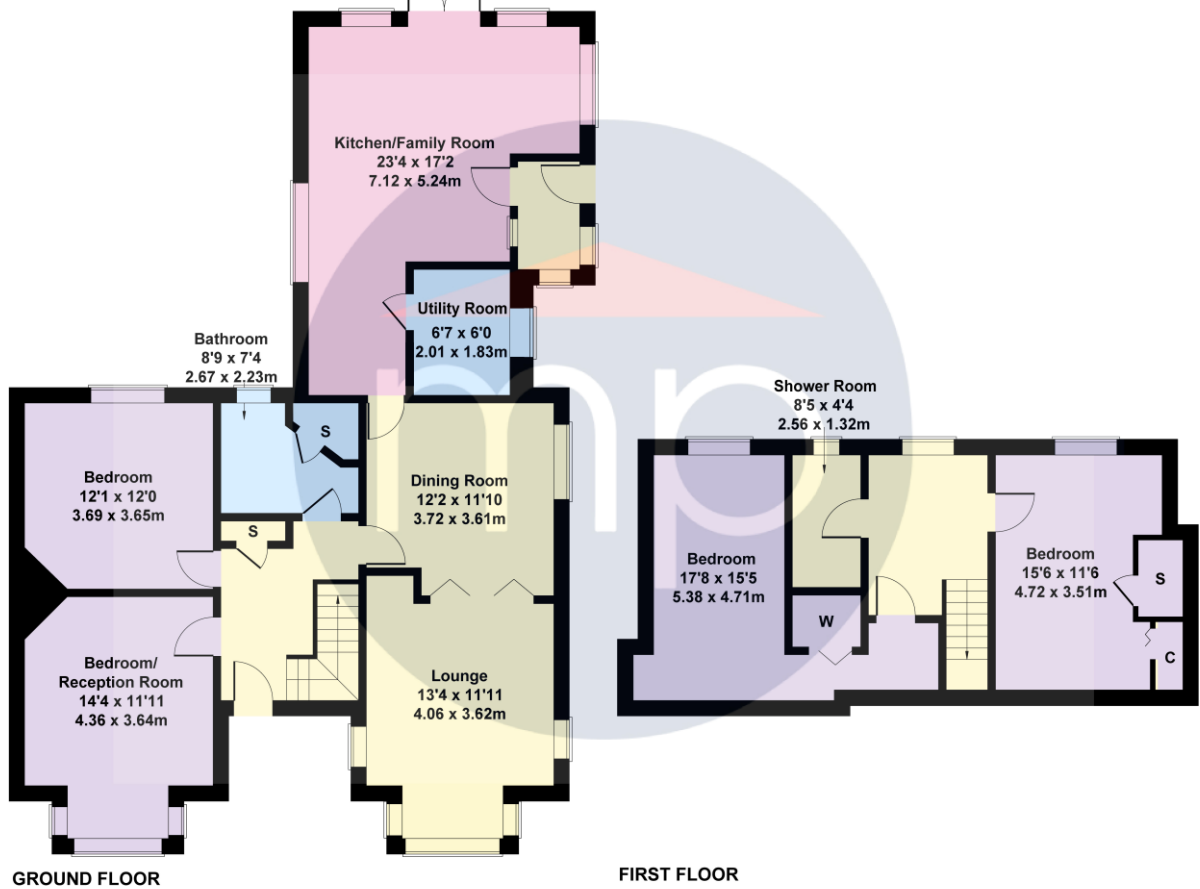


ROOKWOOD ROAD, TS7 0BN



Rookwood

Approximate Gross Internal Area
1679 sq ft - 156 sq m



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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS

