

MOOR PARK, NUNTHORPE, MIDDLESBROUGH, TS7 0JJ



- ▲ A Substantial Individually Designed Six Bedroom Detached Family Residence
- ▲ Occupying a Fabulous Plot of Approximately 0.43 Acres Offering a High Degree of Privacy
- ▲ Ample Off Road Parking
- ▲ Re-Modelled & Refurbished by the Current Owners with No Expense Spared
- ▲ Large Central Kitchen/Family/Dining/Conservatory Area Which is the Heart of the Home with Large Island & Bi-Folding Doors to the Stunning Rear Garden
- ▲ Separate Utility & Pantry
- ▲ Separate Living Room with Exposed Chimney & Feature Wood Burning Stove
- ▲ Large Master Bedroom to the Ground Floor with Walk-In Wardrobe & Modern En-Suite
- ▲ Potential for Another Five Bedrooms to the First Floor, One Currently Used as A Studio, but Potential for a Granny Flat or Air BnB as It Has Its Own External Access Door
- ▲ First Floor Bathroom/Shower Rooms
- ▲ Single Garage Plus Large 6 x 6 Carport
- ▲ Stunning Landscaped Rear Garden with Extensive Lawns, Well Stocked Borders, Pond & Gazebo
- ▲ 32ft Unique Greenhouse that has Been Refurbished & Restored by the Current Owners, Originally Built by Richardsons

£775,000

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This is a beautifully presented and remodelled six bedroom detached residence occupying a fabulous site of approximately 0.43 of an acre, offering a high degree of privacy for all angles, extensive off road parking along with a garage and double carport and a large private mature rear garden, ideal for those summer days and evenings.

Internal features include a large open plan family kitchen/dining/conservatory which is the hub of the home with a stunning range of units, large island and bi-folding doors open to the rear garden and separate living room. There is potential for further income as an Air BnB due the rear bedroom having its own external access.

Other features include a ground floor master bedroom with walk-in wardrobe and en-suite shower room. This property is full of features, and it needs to be seen to be truly appreciated. Please call our Nunthorpe Office to arrange your viewing today.

TO VIEW: Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS

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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.

Council Tax Band: G **Tenure:** Freehold

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



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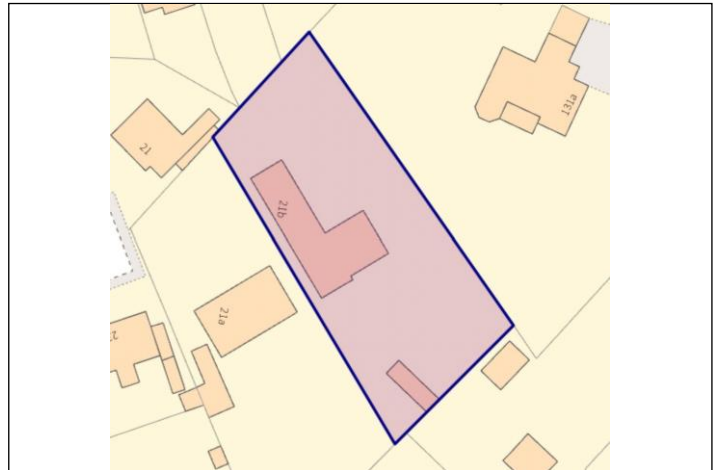
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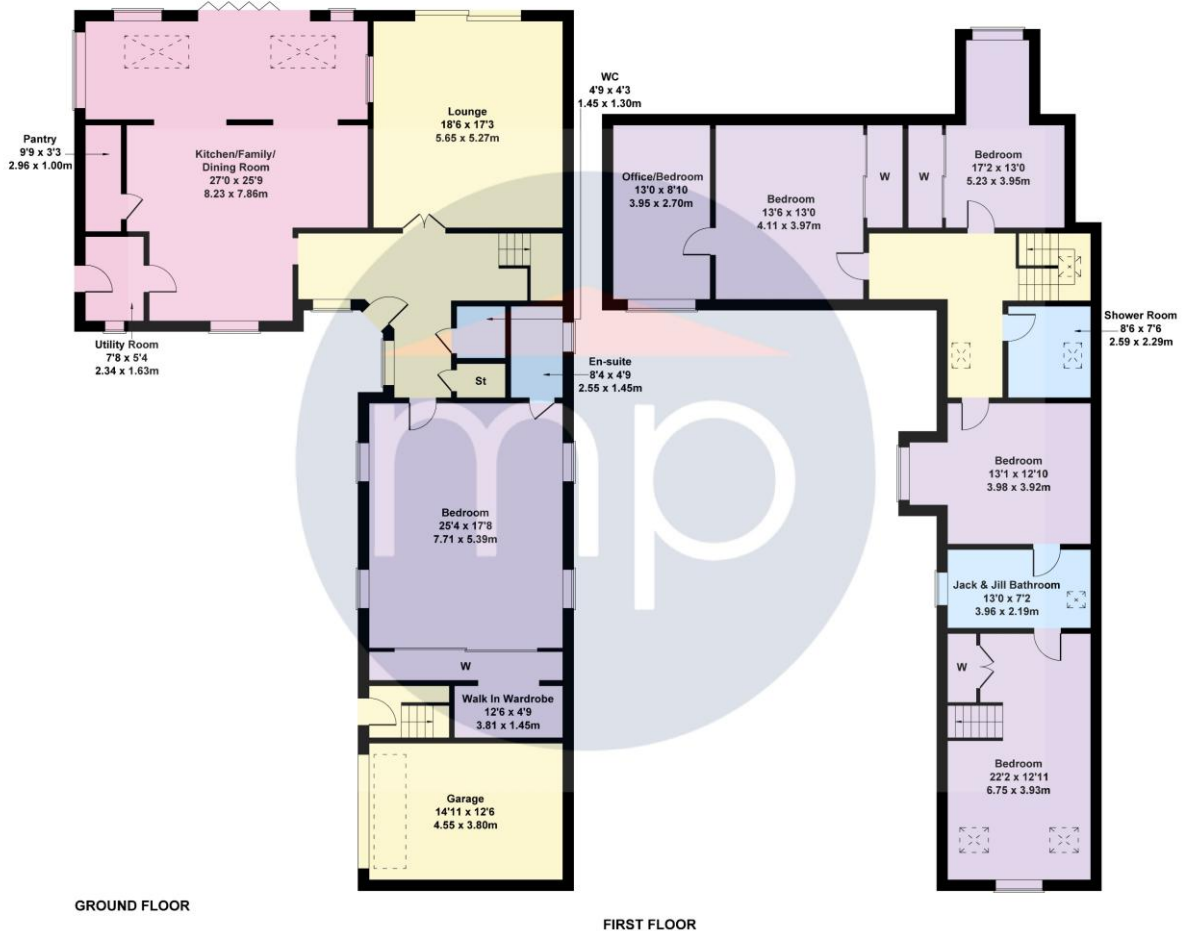


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21B Moor Park

Approximate Gross Internal Area
3488 sq ft - 324 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.



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