

BYLAND ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HA



- ▲ A Mature Three Bedroom Bay Fronted Semi Detached House
- ▲ A Lovely Plot Within This Popular Area of Nunthorpe
- ▲ Easy Access to Local Amenities & Schools
- ▲ Through Lounge Dining Room
- ▲ Extended Kitchen Conservatory
- ▲ Modern Bathroom
- ▲ Three Generous Size Bedrooms
- ▲ Ground Floor WC
- ▲ Driveway to Single Garage & Private Enclosed Rear Garden

Offers Over £210,000

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A well-presented and spacious mature three bedroom semi-detached house located within this popular area of Nunthorpe offering easy access to local amenities and schools. Features include an extended kitchen, conservatory, through lounge dining room, three generous size bedrooms, modern bathroom and an enclosed private rear garden.

CONSERVATORY - 5.36m (17'7") x 2.99m (9'10") reducing to 2.18m (7'2")

With French doors to the private rear garden.

KITCHEN - 4.7m x 2.59m (15'5" x 8'6")

With a range of fitted wall and floor units, complementing work surfaces, oven and grill, gas hob with extractor over, plumbing for washing machine and integrated dishwasher.

GROUND FLOOR

HALLWAY

With Karndean flooring.

CLOAKROOM/WC

With low level WC and wash hand basin.

THROUGH LOUNGE DINER - 8.34m x 3.95m (27'4" x 13')

With feature fireplace, bay window, archway to dining area with Karndean flooring and French doors open to the conservatory.

FIRST FLOOR

BEDROOM ONE - 4.85m (15'11") into bay x 3.60m (11'10") into alcove

With walk-in wardrobe.

BEDROOM TWO - 3.84m (12'7") x 3.55m (11'8") into alcove

With built-in wardrobe and storage cupboard housing the central heating boiler.

BEDROOM THREE

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BATHROOM - 2.56m x 2.24m (8'5" x 7'4")

White modern suite comprising double ended bath, low level WC, wash hand basin, shower cubicle, tiled floor, part tiled walls and spotlighting.

EXTERNALLY

PARKING & GARDENS

Externally to the front there is a driveway and an easy to maintain gravelled area and the rear there is a private lawned garden with decked area and timber shed.

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.

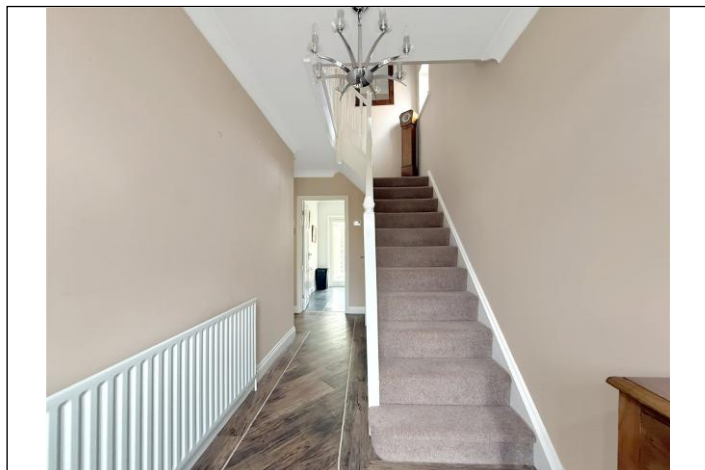
AGENTS REF: - DP/LS/NUN210912/29052026

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

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



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