

# THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AB



- ▲ A Traditional Style Three Bedroom Detached Home
- ▲ Located Within a Popular Area of Nunthorpe
- ▲ No Forward Chain
- ▲ Generous Plot with Private Spacious Rear Garden
- ▲ Driveway & Single Garage

- ▲ Two Reception Rooms
- ▲ 28ft Kitchen Breakfast Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedroom
- ▲ Fully Boarded Loft Space with Velux Window
- ▲ Early Viewing Advised

**Offers Over £285,000**

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Offered for sale with no forward chain, a traditional style three bedroom detached home located within this popular area of Nunthorpe. Features include two spacious reception rooms, 28ft kitchen breakfast room, ground floor WC, driveway to single garage and private spacious rear garden.

**KITCHEN BREAKFAST ROOM - 8.6m x 2.82m (28'3" x 9'3")**  
With a range of fitted wall and floor units, complementing work surfaces, integrated double oven, electric hob, plumbing for washing machine and dishwasher, part tiled flooring, integral door to garage and side external door to the garden.

**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor.

**GROUND FLOOR WC**

With low level WC and wash hand basin.

**FRONT RECEPTION ROOM - 4.01m x 3.38m (13'2" x 11'1")**

With bow window and feature fire surround with inset fire.

**RECEPTION ROOM TWO - 5.66m x 3.78m (18'7" x 12'5")**

With arched exposed brick fire surround and patio door to the private rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 4.11m x 3.78m (13'6" x 12'5")**

With built-in wardrobes.

**BEDROOM TWO - 3.8m x 3.35m (12'6" x 11')**

With built-in wardrobe.

**BEDROOM THREE - 2.2m x 2.16m (7'3" x 7'1")**

**SHOWER ROOM - 2.13m x 1.9m (7' x 6'3")**

Comprising walk-in shower enclosure, low level WC and wash hand basin.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## EXTERNALLY

### **GARAGE - 5.36m x 2.92m (17'7" x 9'7")**

Externally there is a driveway to the side elevation leading to a single garage with integral door to the kitchen and external door to the garden.

### **GARDEN**

To the rear there is a lovely, spacious private mature garden laid to lawn with patio area, planted borders and space to the side elevation.

**AGENTS REF:** - DP/LS/NUN230215/02032026

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

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Tel: **01642 955625**

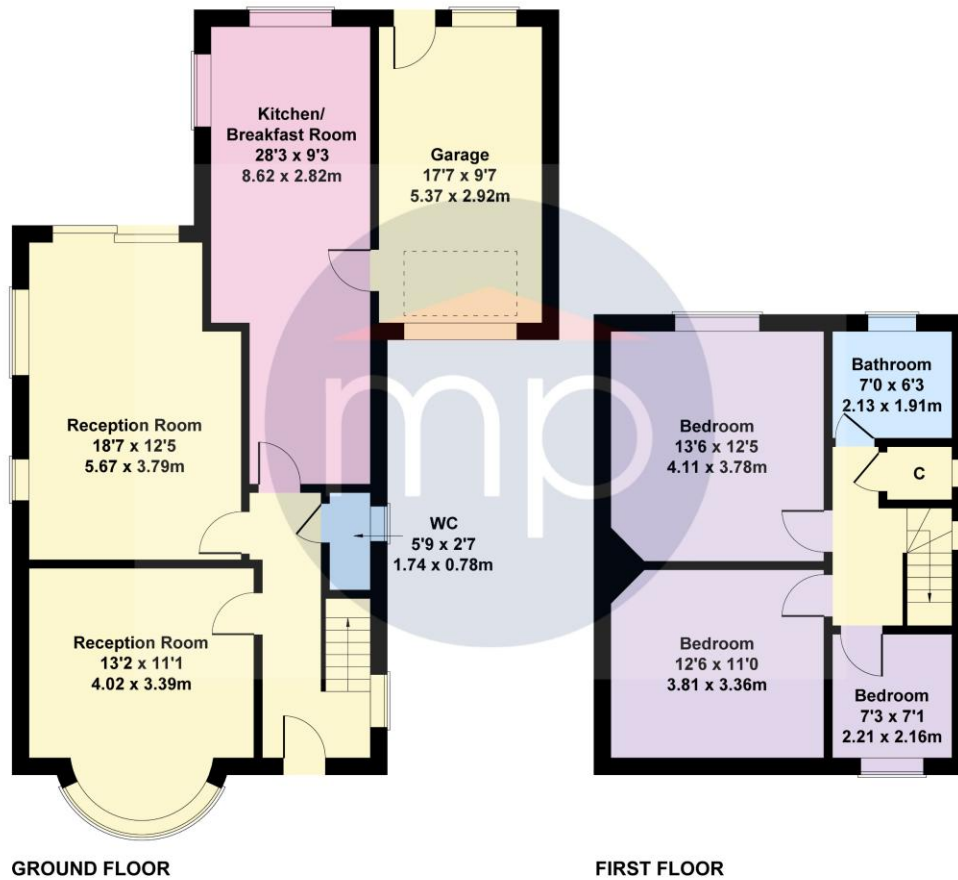


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### The Avenue

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2026  
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