

HIGH GILL ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0DZ



- ▲ A Beautifully Presented & Spacious Four Bedroom Detached House
- ▲ Located Within This Popular Area of Nunthorpe
- ▲ Occupying An Elevated plot with Fabulous Views to the Front Elevation
- ▲ Private Rear Garden

- ▲ Two Reception Rooms
- ▲ Modern Fitted Kitchen
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern Family Bathroom
- ▲ Driveway & Single Garage
- ▲ Early Viewing Advised

£275,000

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11a High Gill Road is a beautifully presented four bedroom detached home occupying a lovely, elevated position within this popular area of Nunthorpe. Externally there is a driveway to a single garage on the ground floor, steps lead up to the entrance door and to the rear there is a private enclosed garden. Internally the accommodation briefly comprises an entrance hall, living room, dining room, fitted kitchen and ground floor WC. To the first floor there are four spacious bedrooms and a bathroom. 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 under stairs cupboard.

LOUNGE - 5.44m x 3.58m (17'10" x 11'9")
With large window to the front elevation enjoying fabulous views over rooftops and beyond.

DINING ROOM - 3.38m x 3.18m (11'1" x 10'5")

KITCHEN - 3.25m x 3.15m (10'8" x 10'4")
With a modern range of fitted wall and floor units, complementing granite work surfaces, plumbing for washing machine, electric oven and gas hob with extractor over, access to rear porch with external door to the side elevation, storage cupboard and cloakroom/WC.

CLOAKROOM/WC - With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.5m x 3.5m (11'6" x 11'6")
With built-in wardrobes.

BEDROOM TWO - 3.5m x 2.95m (11'6" x 9'8")

BEDROOM THREE - 3.38m x 3.33m (11'1" x 10'11")

BEDROOM FOUR - 2.8m x 2.34m (9'2" x 7'8")

BATHROOM - 2.3m x 2.16m (7'7" x 7'1")
Modern white suite comprising bath with shower over, low level WC, wash hand basin, spotlighting and storage cupboard.

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

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EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property occupies an elevated position and there is a driveway to the lower level leading to a single garage. Steps lead up to the entrance door and balcony area and to the rear there is a private enclosed mature garden.

AGENTS REF: - DP/LS/NUN240806/31012025

Council Tax Band: D **Tenure:** Freehold

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

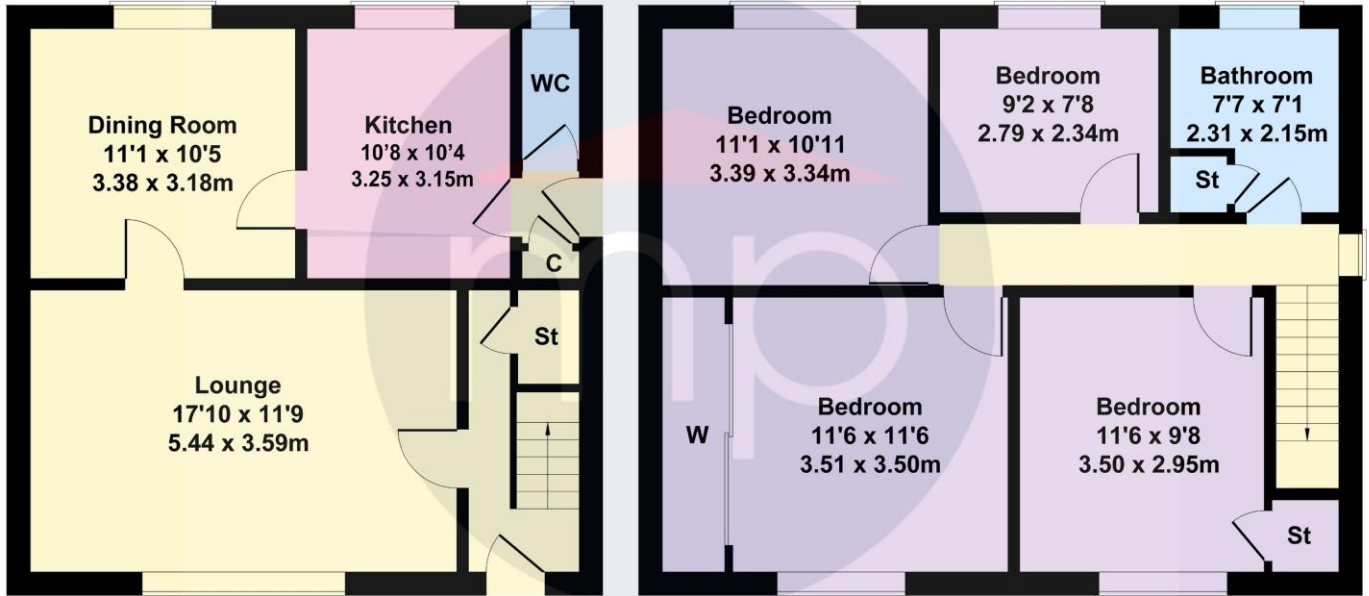


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High Gill Road

Approximate Gross Internal Area
1163 sq ft - 108 sq m

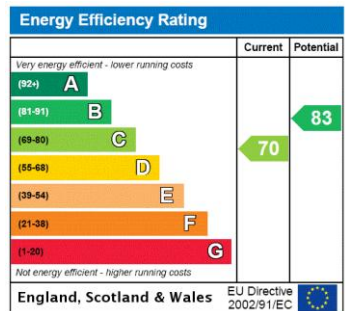


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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