

BYLAND ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HA



- ▲ Offered For Sale with No Forward Chain
- ▲ A Well Presented Three Bedroom Semi Detached House
- ▲ Located Within This Popular Area of Nunthorpe
- ▲ Within Catchment Area for Local Schools
- ▲ Easy Access to Shops, Rail Network & Bus Services
- ▲ Driveway Offering Ample Off Road Parking Leading to Single Garage
- ▲ Enclosed Rear Garden
- ▲ Lounge Opening to Dining Room
- ▲ Fitted Kitchen
- ▲ Three Generous Size Bedrooms & Bathroom with Separate WC
- ▲ Great Family Home in a Superb Location
- ▲ Please Call Our Nunthorpe Office to Arrange our Viewing Today

Offers Over £195,000

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A three bedroom semi-detached house offered for sale with no forward chain and located within a prime area of Nunthorpe. Features include a long driveway leading to a single garage, enclosed rear garden, lounge opening to dining room and three generous size bedrooms. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL

With Herringbone style flooring, staircase to the first floor and under stairs cupboard.

LOUNGE - 3.94m x 3.76m (12'11" x 12'4")

With Herringbone style flooring and opening to the dining room.

DINING ROOM - 3.33m x 2.87m (10'11" x 9'5")

With Herringbone style flooring.

KITCHEN - 3.35m x 3.02m (11' x 9'11")

With a range of fitted wall and floor units, space for oven and fridge freezer, Herringbone style flooring and side external door.

FIRST FLOOR

BEDROOM ONE - 3.94m x 3.66m (12'11" x 12')

With a range of fitted wardrobes.

BEDROOM TWO - 3.66m x 3.35m (12' x 11')

BEDROOM THREE - 2.92m x 2.26m (9'7" x 7'5")

BATHROOM - 2.26m x 1.7m (7'5" x 5'7")

White suite comprising bath with shower over, wash hand basin, storage cupboard and tiled walls.

SEPARATE WC - 1.32m x 0.84m (4'4" x 2'9")

With low level WC.

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Externally there is a lawned garden to the front, a long driveway leading to a single garage and to the rear there is an enclosed garden.

BUYERS IDENTIFICATION CHECK(S)

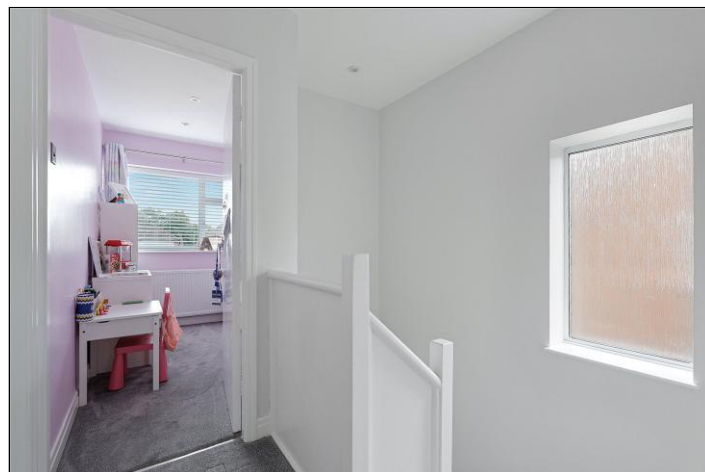
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/NUN250197/18052026

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

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Bylands Road

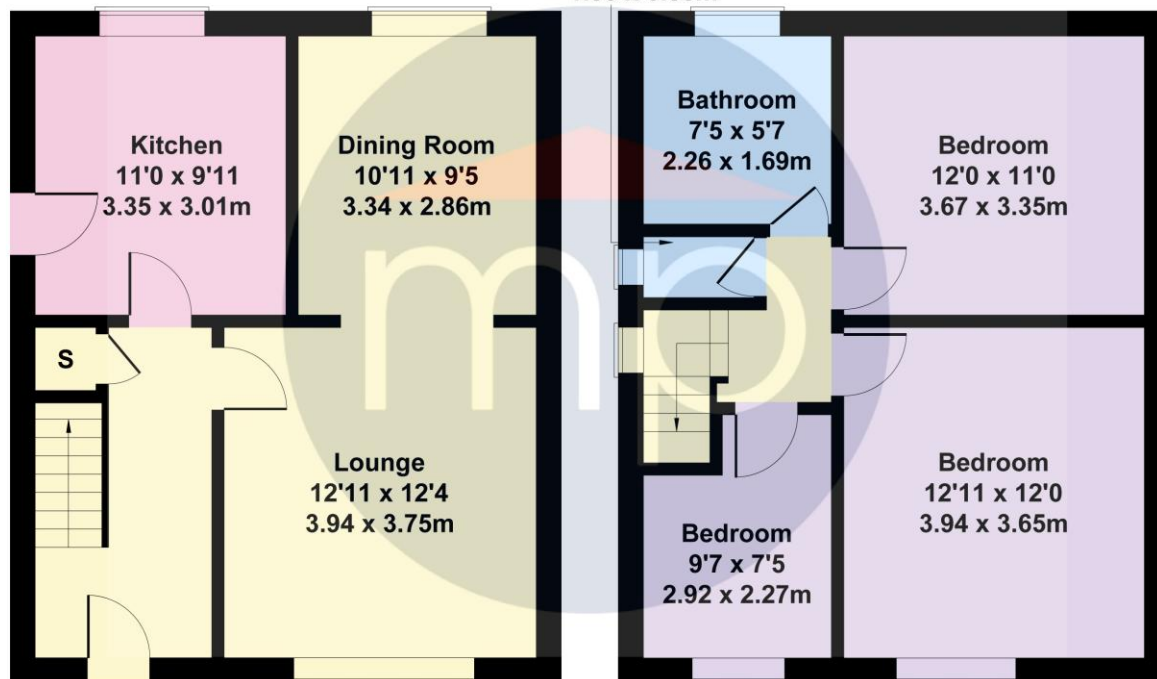
Approximate Gross Internal Area

969 sq ft - 90 sq m

WC

4'4 x 2'9

1.33 x 0.83m



GROUND FLOOR

FIRST FLOOR

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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