

THE CRESCENT, NUNTHORPE, MIDDLESBROUGH, TS7 0JP



- ▲ A Deceptively Spacious Four Bedroom Detached Home
- ▲ Well Presented Accommodation Throughout
- ▲ Open Plan Living Room/Family Room with Stunning Inglenook Fireplace & Multifuel Burning Stove
- ▲ Separate Dining Room/Reception Room
- ▲ Smart Fitted Kitchen with Separate Utility
- ▲ Ground Floor WC
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ First Floor Family Bathroom
- ▲ Spacious Private Garden
- ▲ Off Road Parking for Approximately Three Cars
- ▲ Easy Access to Local Amenities & Transport Links
- ▲ Catchment Area for Nunthorpe Schools
- ▲ Early Viewing Advised

£375,000

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A beautifully presented and deceptively spacious four bedroom detached family home located in this prime area of Nunthorpe offering easy access to local schools and amenities. Features include an open plan lounge/family room with feature inglenook fireplace and multifuel burning stove, separate reception room, smart fitted kitchen with separate utility, ground floor WC, master bedroom with ensuite shower room, private spacious rear garden and double width block paved driveway.

GROUND FLOOR

ENTRANCE HALL - 4.27m x 2.2m (14' x 7'3")
With staircase to the first floor and stone tiled floor.

CLOAKROOM/WC - 1.65m x 1.32m (5'5" x 4'4")
With low level WC, wash hand basin and stone tiled floor.

LIVING ROOM - 6.76m x 3.58m (22'2" x 11'9")
Living room opening to a family area with a feature inglenook fireplace with a multifuel burning stove and French doors opening to the rear elevation.

DINING AREA - 3.84m x 2.82m (12'7" x 9'3")

KITCHEN - 4m (13'1") x 2.92m (9'7") increasing to 4.01m (13'2")
With a range of farmhouse style wall and floor units, complementing work surfaces, Belfast sink and four ring hob with extractor over.

DINING ROOM/FAMILY ROOM - 4.98m x 3.18m (16'4" x 10'5")
With laminate style flooring.

UTILITY ROOM - 1.65m x 2.95m (5'5" x 9'8")
With work surface, inset sink, plumbing for washing machine and dryer, wall mounted boiler and side external door.

PART CONVERTED GARAGE SPACE - 2.74m x 2.46m (9' x 8'1")
With shelving and access door to the remainder of the garage.

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

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FIRST FLOOR

BEDROOM ONE - 3.7m x 3.58m (12'2" x 11'9")

With two Velux style windows.

EN-SUITE SHOWER ROOM - 1.14m x 2.51m (3'9" x 8'3")

White suite comprising double shower cubicle, low level WC, wash hand basin, tiled floor and chrome heated towel rail.

BEDROOM TWO - 4.11m x 2.87m (13'6" x 9'5")

BEDROOM THREE - 3.6m x 2.74m (11'10" x 9')

BEDROOM FOUR - 2.74m x 1.85m (9' x 6'1")

BATHROOM - 1.73m x 2.26m (5'8" x 7'5")

Comprising panelled bath with shower over, low level WC, wash hand basin and part tiled walls.

EXTERNALLY

The property is located within the sought after area of Nunthorpe offering easy access to local schools, amenities and transport links.

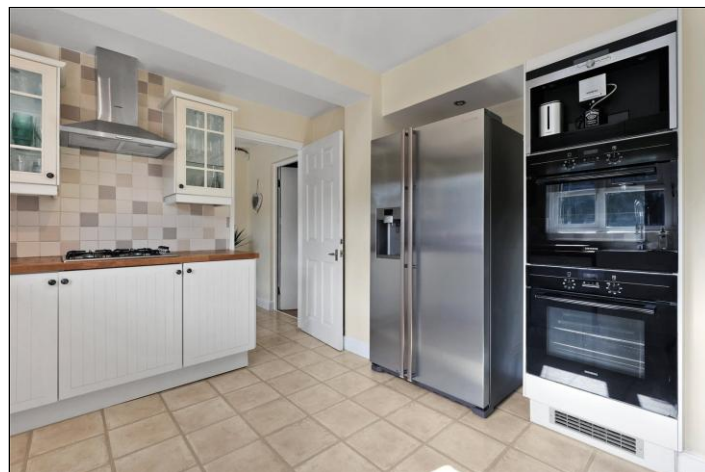
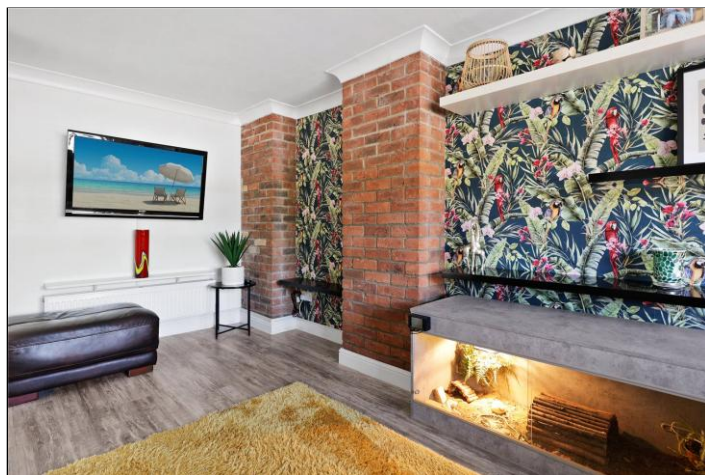
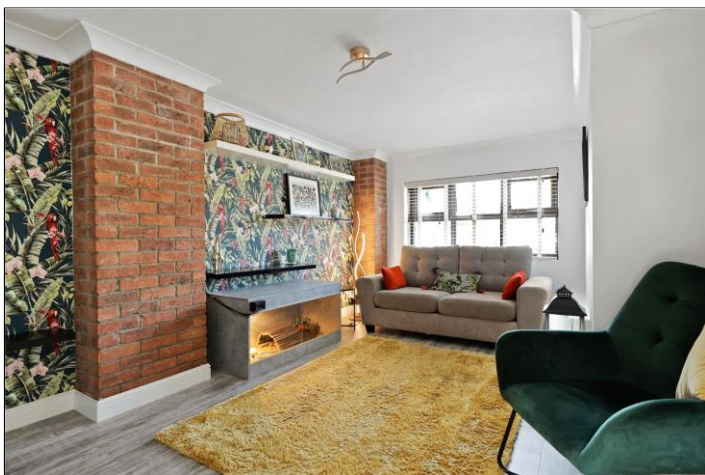
PARKING & GARDENS

To the front there is a double width block paved driveway leading to the remainder of the garage space. Gated access to the side elevation leads to a large private rear garden with tall hedge border, lawn, patio, gazebo and wood store to the side elevation.

AGENTS REF: - DP/LS/NUN250399/03092025

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

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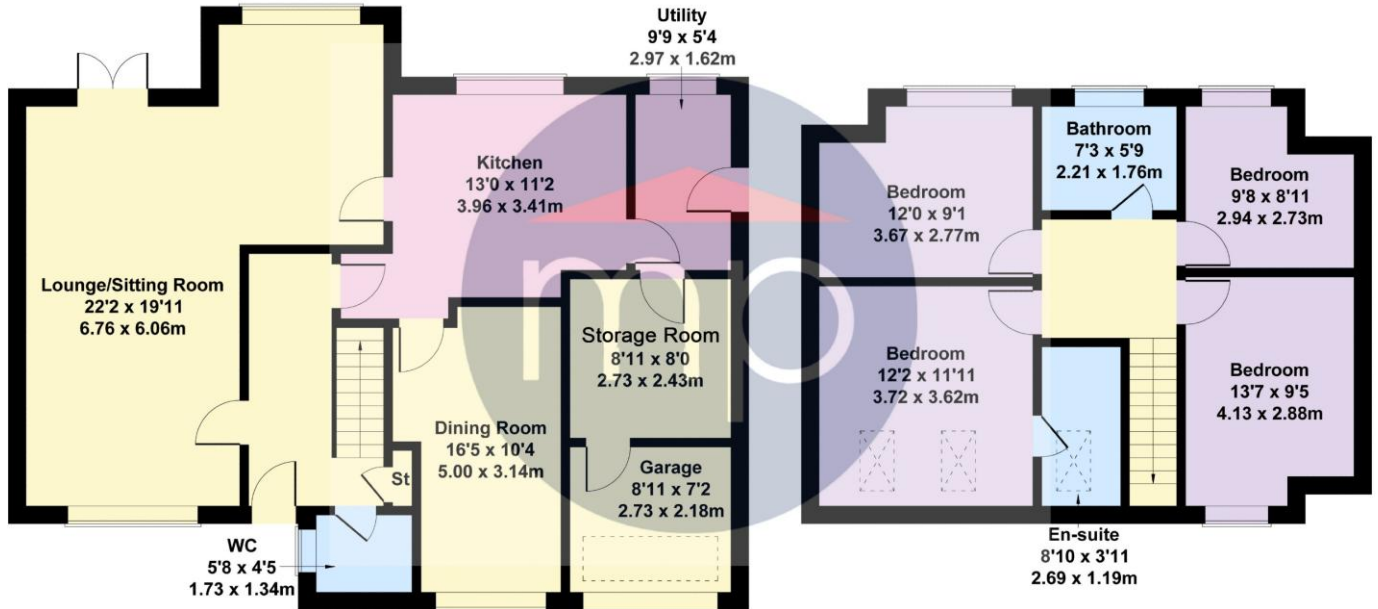


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The Crescent

Approximate Gross Internal Area
1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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