

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 en-suite 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

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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.

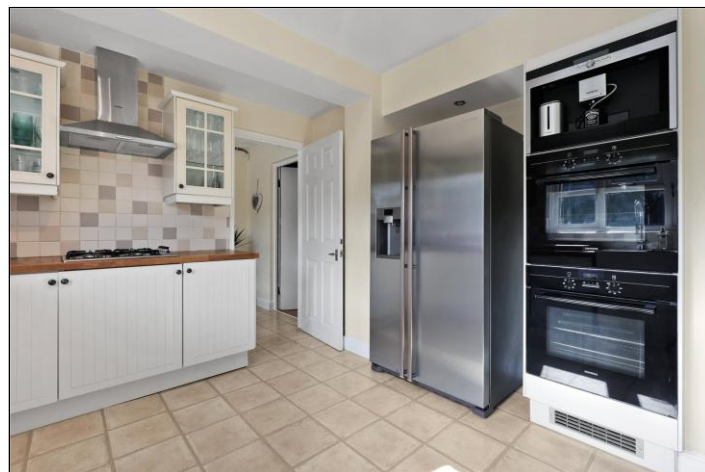
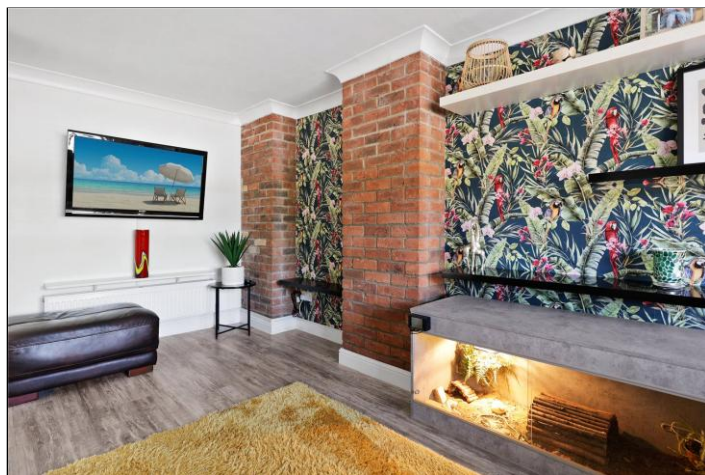
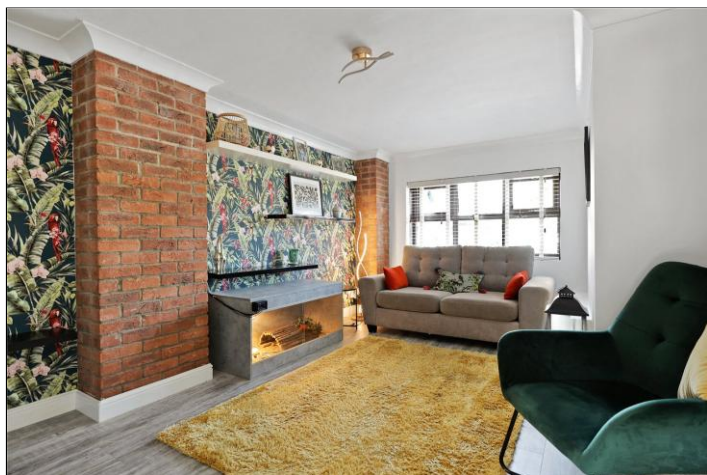
PARKING & GARDENS

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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Tel: **01642 955625**



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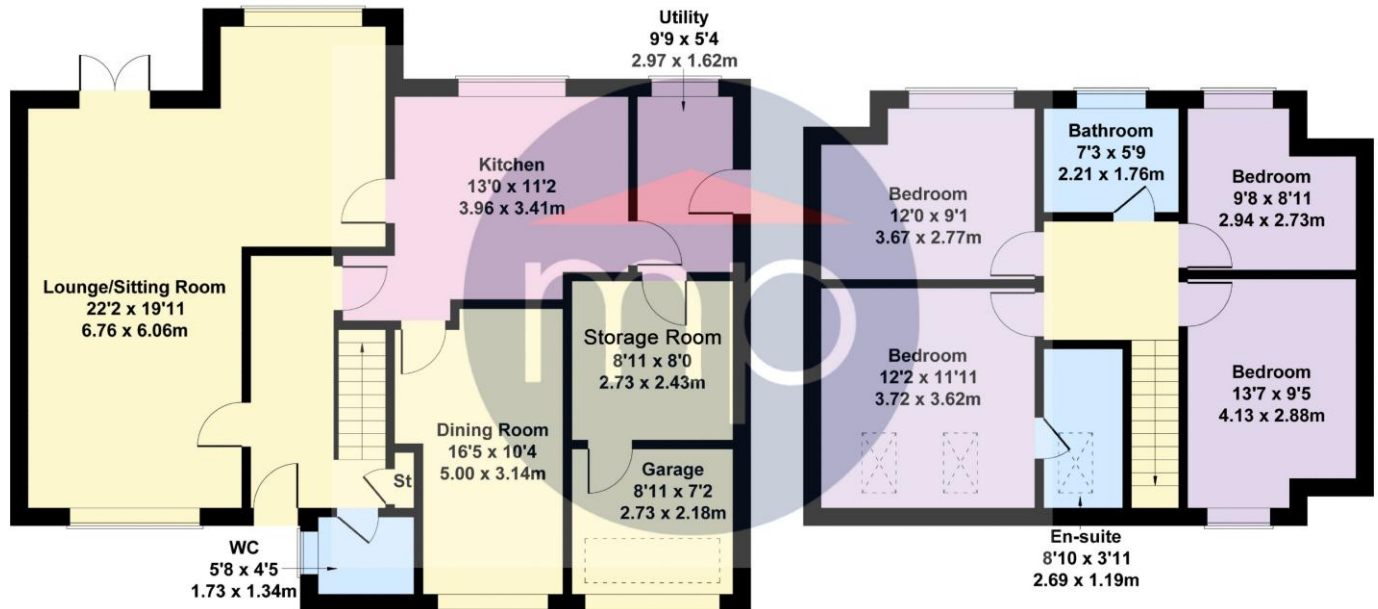


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The Crescent

Approximate Gross Internal Area
1668 sq ft - 155 sq m



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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