

BOTANY WAY, NUNTHORPE, MIDDLESBROUGH, TS7 0LR



- ▲ An Extended Three Bedroom Detached Bungalow
- ▲ Occupying a Lovely Plot with Private Rear Garden
- ▲ Generous Printed Concrete Driveway
- ▲ Detached Garage
- ▲ Quiet Cul-De-Sac Setting
- ▲ 31ft Open Plan Lounge Diner
- ▲ Smart Fitted Kitchen
- ▲ Three Double Bedrooms
- ▲ Early Viewing Advised

Offers Over £225,000

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An extended three bedroom detached bungalow located within a quiet cul-de-sac in this popular area of Nunthorpe. Features include a 31ft open plan lounge diner, three double bedrooms, smart fitted kitchen, printed concrete driveway offering ample off road parking, detached garage and a generous size private well-maintained garden. 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 storage cupboard.

BEDROOM ONE - 4.45m x 2.72m (14'7" x 8'11")
With built-in wardrobe.

BEDROOM TWO - 3.53m x 2.46m (11'7" x 8'1")
With built-in wardrobe.

BEDROOM THREE - 4.6m x 2.74m (15'1" x 9')
With built-in wardrobe.

BATHROOM - 1.83m x 1.8m (6' x 5'11")

White suite comprising bath with shower over and screen, floating wash hand basin, low level WC and fully tiled walls.

OPEN PLAN LOUNGE DINER - 9.6m x 3.56m (31'6" x 11'8")

With patio door to the rear garden.

KITCHEN - 3.58m x 2.44m (11'9" x 8')

With a smart range of fitted shaker design wall and floor units, complementing work surfaces, space for fridge freezer, plumbing for washing machine and dishwasher, electric oven, gas hob with extractor over and tiled splashback, and rear external door.

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally the property is located within a quiet cul-de-sac and features a printed concrete driveway offering parking for a number of cars leading to a larger than average detached garage. To the rear there is a lovely, well-maintained and spacious private garden laid to lawn with patio, greenhouse and well stocked borders.

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

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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/NUN250504/20062026

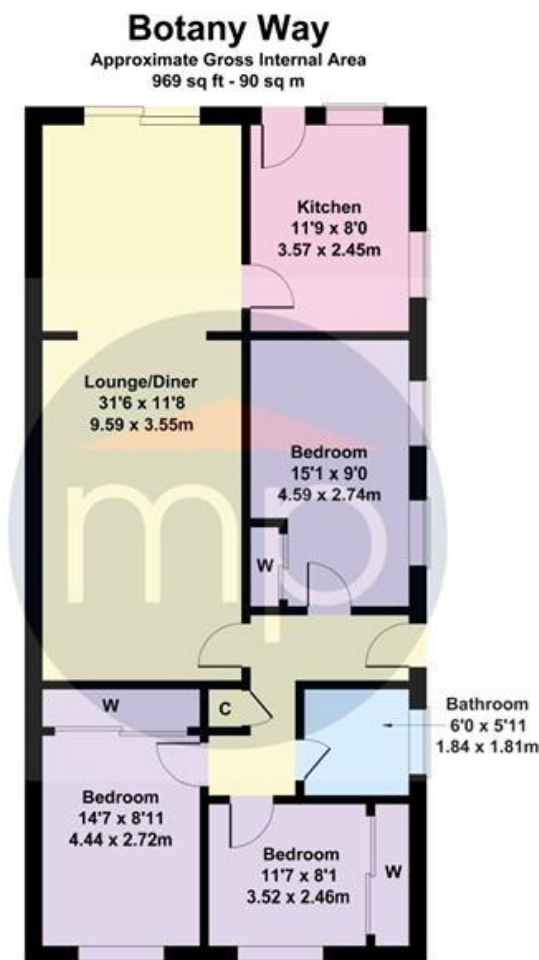
Council Tax Band: D **Tenure:** Freehold

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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