

# MOOR GREEN, NUNTHORPE, MIDDLESBROUGH, TS7 0ND



- ▲ Please Note This Property has Shale and Is Available to Cash Buyers Only
- ▲ Offered For Sale with No Forward Chain
- ▲ Located Within a Quiet Cul-De-Sac & Occupying a Lovely Large Plot
- ▲ A Four Bedroom Detached Home
- ▲ Two Reception Rooms, Fitted Kitchen & Utility Room
- ▲ Large Entrance Porch & Hallway
- ▲ Four Double Bedrooms, Master with En-Suite Shower Room & Separate Family Bathroom
- ▲ Printed Concrete Driveway Offering Ample Off Road Parking & Double Garage with Electric Doors

**Offers Over £340,000**

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Offered for sale with no forward chain and occupying a large plot within this sought after cul-de-sac in Nunthorpe, a spacious four bedroom detached home featuring two reception rooms, large entrance porch and hallway, kitchen and utility, four double bedrooms, master with en-suite shower room and printed concrete driveway offering ample off road parking leading to a double garage. 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 PORCH - 3.95m x 3.86m (13' x 12'8")**

With access to ...

**ENTRANCE HALL - 3.62m x 3.59m (11'11" x 11'9")**

With staircase to the first floor and under stairs cupboard.

**LIVING ROOM - 6.68m x 4.30m (21'11" x 14'1")**

With bi-folding doors to the dining room.

**DINING ROOM - 3.62m x 3.17m (11'11" x 10'5")**

With French doors to the rear garden.

**KITCHEN - 4.27m x 3.03m (14' x 9'11")**

With a range of fitted wall and floor units, complementing work surfaces, external door to the front elevation and access to the utility room.

**UTILITY ROOM - 4.07m x 2.39m (13'4" x 7'10")**

**FIRST FLOOR**

**LANDING** - A spacious landing with storage cupboard.

**BEDROOM ONE - 5.16m x 3.81m (16'11" x 12'6")**

**EN-SUITE SHOWER ROOM - 2.06m x 0.74m (6'9" x 2'5")**

**BEDROOM TWO - 4.30m x 3.29m (14'1" x 10'10")**

With a range of built-in wardrobes.

**BEDROOM THREE - 4.35m x 3.04m (14'3" x 10')**

With built-in wardrobe.

**BEDROOM FOUR - 4.10m (max) x 3.29m (13'5" (max) x 10'10")**

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BATHROOM - 2.84m x 2.10m (9'4" x 6'11")**

**SEPARATE WC - 2.10m x 0.89m (6'11" x 2'11")**

## EXTERNALLY

**PARKING & GARDEN** - Externally the property is located within a quiet sought after cul-de-sac with Nunthorpe and occupying a fabulous plot with an extensive printed concrete driveway leading to a double garage. To the rear there is a lovely, well-maintained and spacious garden with lawn, patio, greenhouse and established borders.

**DOUBLE GARAGE - 5.77m x 5.48m (18'11" x 18')**

With electric doors and rear access door.

**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/NUN250546/15042026

**Council Tax Band:** F      **Tenure:** Freehold

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Tel: **01642 955625**



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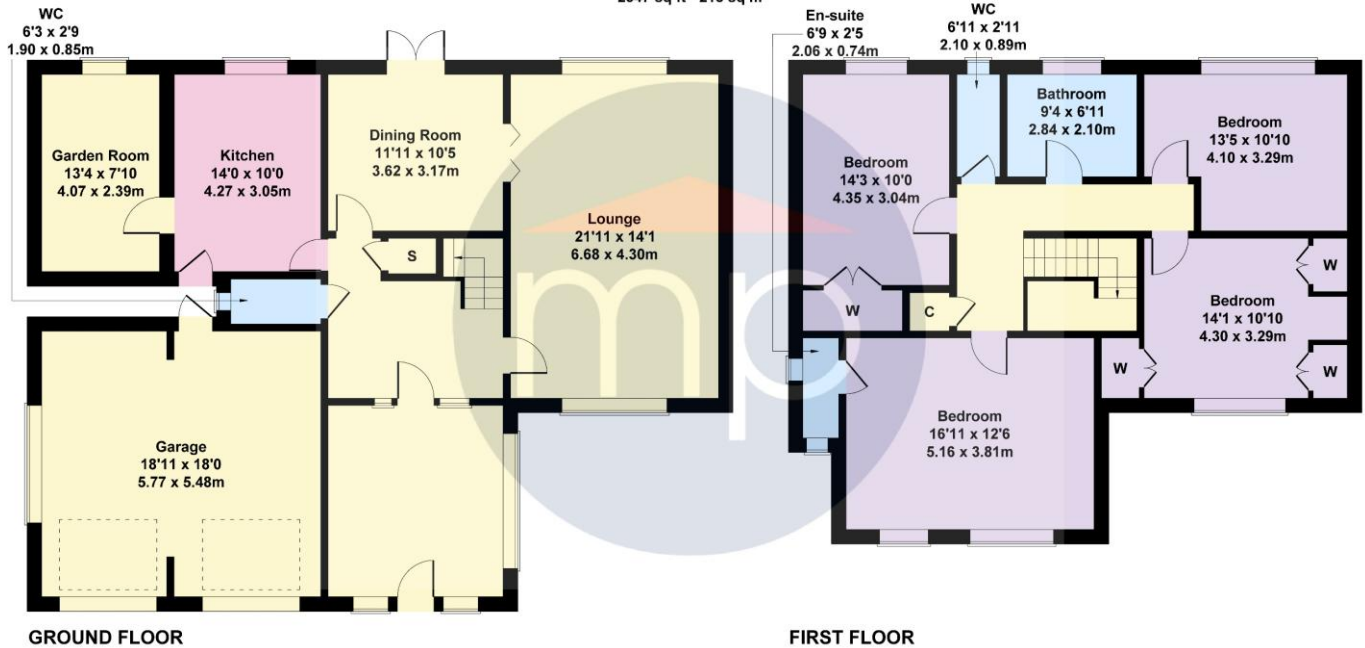


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### Moor Green

Approximate Gross Internal Area  
2347 sq ft - 218 sq m



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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