

HIGH GILL ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0DZ



- ▲ A Deceptively Spacious & Completely Refurbished Three Bedroom Semi Detached House
- ▲ Occupying a Lovely Large Mature Plot with Private Spacious Woodland Garden
- ▲ Driveway to Single Garage
- ▲ 24ft Open Plan Modern Fitted Kitchen Diner
- ▲ 23ft Separate Living Room
- ▲ Modern Shower Room
- ▲ Three Double Ground Floor Bedrooms
- ▲ Sought After Location Within Nunthorpe
- ▲ Early Viewing Advised

£340,000

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A deceptively spacious three bedroom semi-detached house that has been refurbished from top to bottom with no expense spared and occupies a fabulous large mature plot with part woodland rear garden and driveway leading to garage to the front. Additional features include a stunning open plan kitchen diner with separate utility and French doors to a balcony offering lovely views over the private garden, separate 23ft living room, modern shower room and three double ground floor bedrooms. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

ACCOMMODATION

ENTRANCE HALL

With wood flooring.

LIVING ROOM - 7.06m x 3.66m (23'2" x 12')

With wood flooring, sandstone brick fire surround and plinth with wood burning stove and large windows flood the room with natural light.

SHOWER ROOM - 2.54m x 1.68m (8'4" x 5'6")

Modern refurbished suite comprising shower cubicle, vanity wash hand basin, low level WC, tiled floor and part tiled walls.

OPEN PLAN KITCHEN DINER - 7.57m x 4.45m (24'10" x 14'7")

With a range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, integrated oven, microwave and hob, wood flooring, vertical design radiator, side external door to patio and French doors open to the balcony.

BALCONY - 4.1m x 3m (13'5" x 9'10")

UTILITY - 2.64m x 0.6m (8'8" x 2')

With fitted units and plumbing for washing machine.

LOWER LEVEL

BEDROOM ONE - 4.1m x 3.48m (13'5" x 11'5")

BEDROOM TWO - 3.66m x 3.28m (12' x 10'9")

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BEDROOM THREE - 2.92m x 2.72m (9'7" x 8'11")

With bi-folding doors.

GROUND FLOOR HALLWAY

With French doors onto the private rear garden.

EXTERNALLY

GARDENS

Externally the property occupies a lovely plot with landscaped garden to the front elevation, and a lovely side patio is accessed from the kitchen with steps down to the rear garden. The large mature rear garden is laid to lawn with an array of borders, patio areas, chicken coup and steps down to a bridge over the stream to the mature woodland area.

PARKING & GARAGE

Driveway parking to the front leading to the garage.

AGENTS REF: - DP/LS/NUN250607/23102025

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

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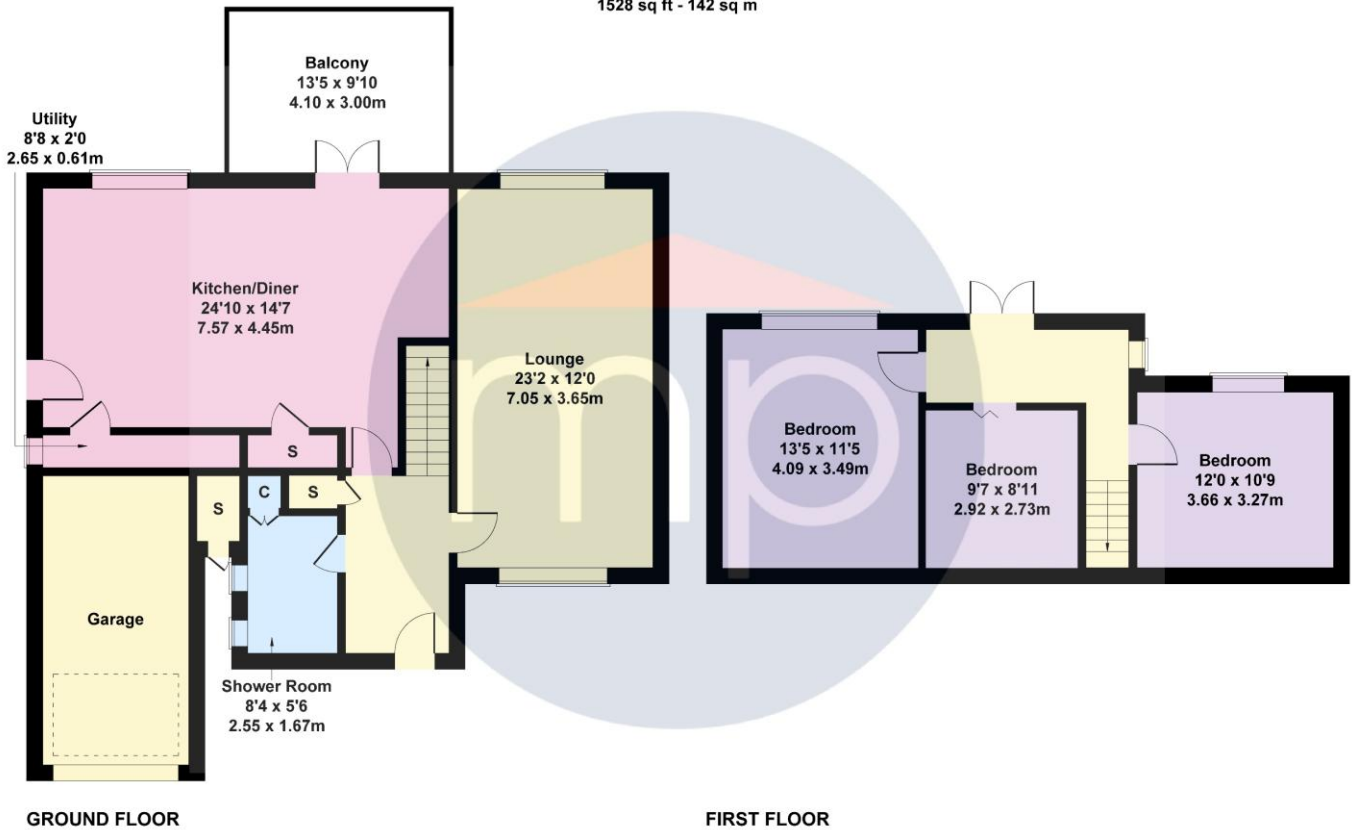


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High Gill Road

Approximate Gross Internal Area
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2025
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