

PLANTATION VIEW, NUNTHORPE, MIDDLESBROUGH, TS7 0AZ



- ▲ A Three Bedroom Detached Stone Built Home
- ▲ Located Within This Prime Area of Nunthorpe
- ▲ Occupying a Lovely Plot with Gardens to the Front & Side Elevations
- ▲ Driveway to the Rear Leading to a Single Garage
- ▲ Stunning Open Plan Kitchen Diner with a Range of Integrated Appliances
- ▲ Separate Living Room
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Ground Floor WC
- ▲ Executive Grey Towers Village Location

£285,000

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A beautifully presented stone built three bedroom detached home located in the prestigious Grey Towers Village Area of Nunthorpe and occupying a lovely plot with gardens to the front and side elevations and a rear driveway offers parking for approximately two/three cars leading to a single garage. Internal features include a stunning open plan kitchen diner, separate living room, ground floor WC and master bedroom with en-suite shower room.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and under stairs cupboard.

GROUND FLOOR WC

With low level WC and wash hand basin.

LOUNGE - 4.95m x 3.1m (16'3" x 10'2")

With dual aspect windows.

KITCHEN/DINING ROOM - 4.95m x 3.15m (16'3" x 10'4")

With a smart range of shaker design fitted wall and floor units, integrated fridge and freezer, oven, hob with extractor over, washing machine and dryer. Spotlighting and French doors open to the garden.

FIRST FLOOR

BEDROOM ONE - 4.22m x 3.89m (13'10" x 12'9")

EN-SUITE SHOWER ROOM

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

BEDROOM TWO - 3.76m x 3.12m (12'4" x 10'3")

With built-in storage.

BEDROOM THREE - 2.2m x 2.08m (7'3" x 6'10")

BATHROOM - 2.3m x 1.83m (7'7" x 6')

Modern white suite comprising bath, low level WC, wash hand basin and part tiled walls.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARAGE

Externally there is a driveway to the rear of the property offering parking for approximately two/three cars leading to a single garage.

GARDENS

Fence and gated gardens to the front and side elevations laid to lawn with patio area.

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/NUN260050/27032026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

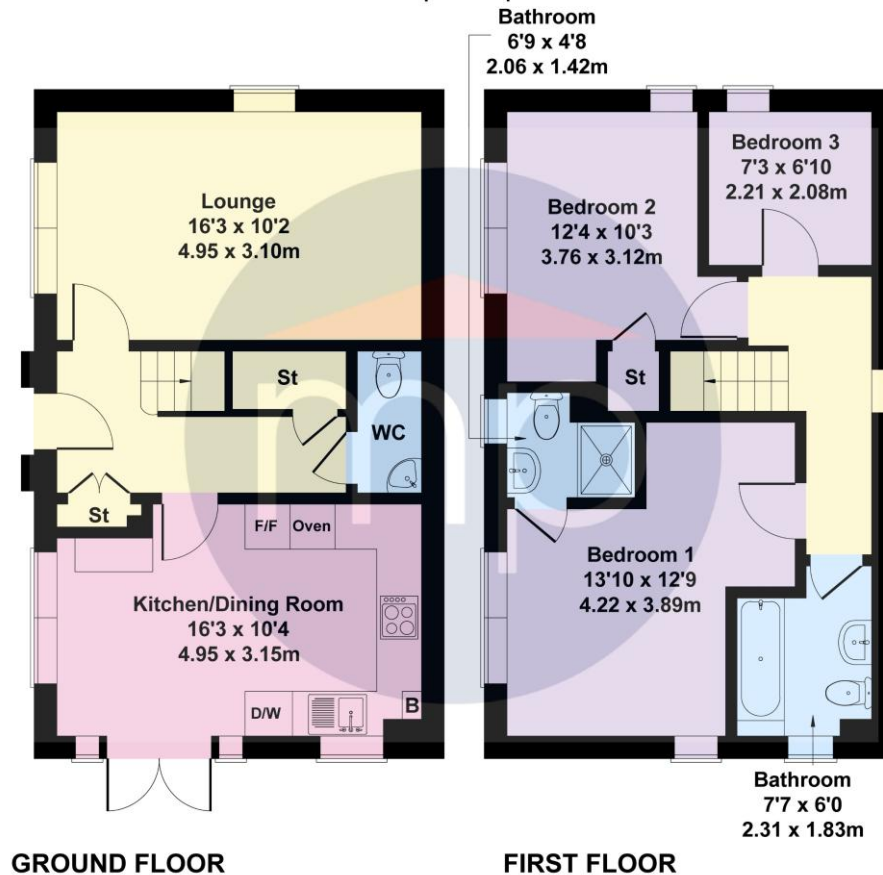


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Plantation View

Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2026
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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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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