GUISBOROUGH ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0JS

- Offered For Sale with No Forward Chain
- A Spacious Mature Bay Fronted Semi Detached House
- Located in a Prime Residential Area of Nunthorpe
- Offering Easy Access to Local Schools, Shops & Transport Links
- Large Bay Front Living Room & Separate Dining Room
- Fitted Kitchen with Rear Utility & Ground Floor WC
- Three Double Bedrooms & Spacious Bathroom
- Large Boarded Loft Space
- Driveway Leading to a Large Detached Garage with Workshop
- Spacious Well Presented Landscaped Private Rear Garden

£235,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

Offered for sale with no forward chain, a spacious mature three bedroom bay fronted semi-detached house located within this prime area of Nunthorpe offering easy access to local schools and shops. Features include a large private landscaped rear garden, two reception rooms, three double bedrooms and gravelled driveway leading to a large, detached garage. Please call our Nunthorpe Office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL
With staircase to the first floor and two large storage cupboards.

LOUNGE - 5m x 4.32m (max) (16'5" x 14'2" (max))
With bay window to the front elevation and stone display plinth with inset fire.

DINING ROOM - 3.96m x 3.33m (13' x 10'11")

KITCHEN - 3.96m x 2.72m (13' x 8'11")
With a range of fitted wall and floor units.

UTILITY AREA - 2.62m x 1.63m (8'7" x 5'4")
With plumbing for washing machine and side external door.

CLOAKROOM/WC - 1.04m x 0.7m (3'5" x 2'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 5m x 4.32m (16'5" x 14'2")
With bay to the front elevation and built-in wardrobe.

BEDROOM TWO - 3.96m x 3.33m (13' x 10'11")

BEDROOM THREE - 3.96m x 2.77m (13' x 9'1")

BATHROOM - 2.57m x 2.34m (8'5" x 7'8")
Five-piece suite comprising bath, low level WC, bidet, low level WC, shower cubicle and part tiled walls.

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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

GUISBOROUGH ROAD, TS7 0JS

LOFT
Accessed via a loft ladder from the landing, a large boarded loft space with Velux window and under eaves storage.

EXTERNALLY

GARDENS, PARKING & GARAGE
Externally there is a mature garden to the front elevation and a gravelled driveway with double gates leading to a large, detached garage and adjoining workshop with moveable partition between them. To the rear there is a stunning mature landscaped garden with an array of different seating areas including lawn, well stocked borders, water feature and pergola.

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.

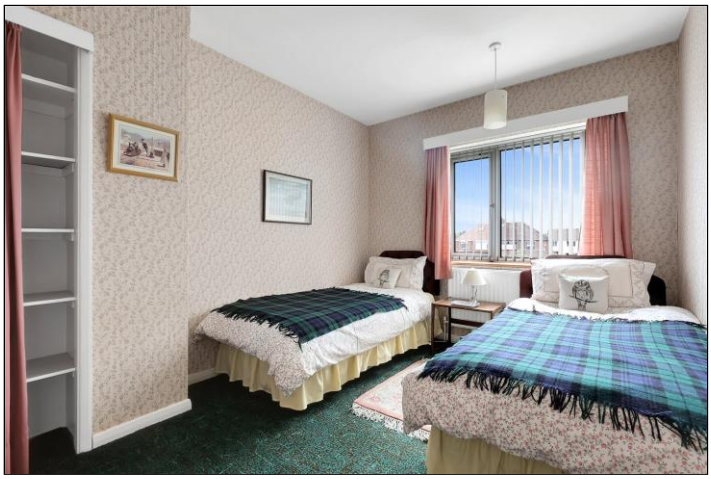
AGENTS REF: - DP/LS/NUN260103/18052026

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

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

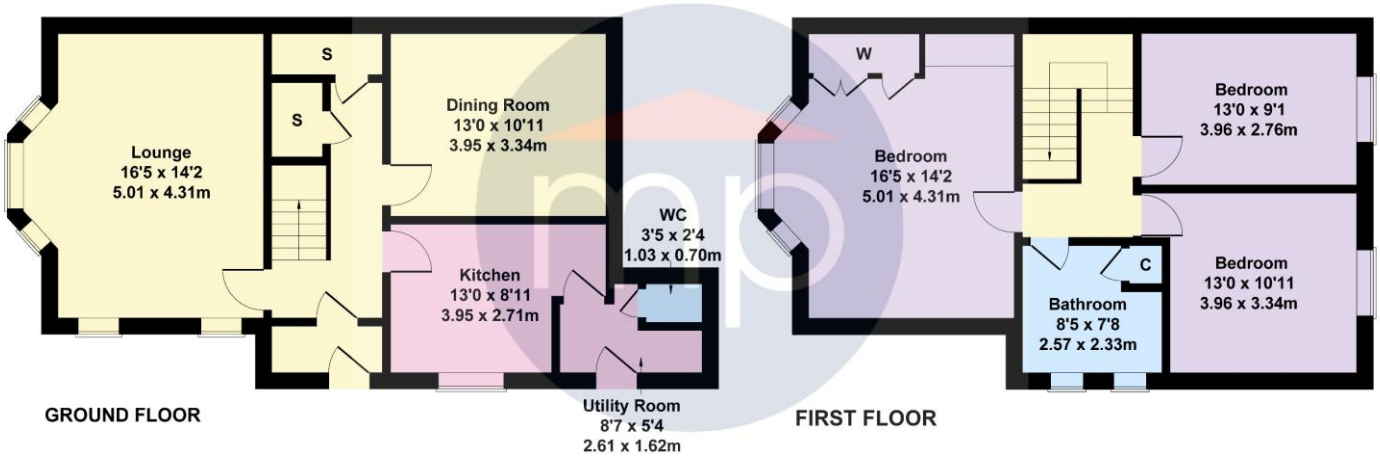
GUISBOROUGH ROAD, TS7 0JS

GUISBOROUGH ROAD, TS7 0JS



Guisborough Road

Approximate Gross Internal Area
1313 sq ft - 112 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 be 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.

The Property Ombudsman

TO VIEW: Contact our Nunthorpe Office on Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions