

LAMONBY CLOSE, NUNTHORPE, MIDDLESBROUGH, TS7 0QG



- ▲ A Spacious Four Bedroom Detached House Located Within this Popular Area of Nunthorpe
- ▲ Spacious Living Room & Separate Dining Room with Patio Door to the Rear Garden
- ▲ Enclosed Well Maintained Rear Garden
- ▲ Ground Floor WC
- ▲ Fitted with Kitchen with Integral Door to Single Garage
- ▲ Modern Shower Room
- ▲ Corner Plot
- ▲ Early Viewing Advised

Offers Over £260,000

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A well-presented four bedroom detached house located within this popular area of Nunthorpe occupying a lovely corner plot with a driveway, single garage and enclosed private well-maintained rear garden. Internal features include two spacious reception rooms, fitted kitchen, ground floor WC, four generous size bedrooms and modern shower room.

GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC - 1.42m x 1.78m (4'8" x 5'10")

With low level WC and wash hand basin.

LOUNGE - 6.30m x 3.74m (max) (20'8" x 12'3" (max))

KITCHEN - 3.25m x 2.64m (10'8" x 8'8")

With a range of fitted wall and floor units, complementing work surfaces, space for cooker, integrated fridge and freezer, spotlighting, tiled splashbacks and courtesy door to the garage.

DINING ROOM - 4.78m (15'8") into stairwell x 2.89m (9'6")

With patio door to the rear garden and staircase to the first floor.

FIRST FLOOR

BEDROOM ONE - 3.54m (11'7") into alcove x 3.81m (12'6")

With built-in wardrobe.

BEDROOM TWO - 3.80m (12'6") x 3.56m (11'8") into alcove

BEDROOM THREE - 3.31m x 2.72m (10'10" x 8'11")

BEDROOM FOUR - 2.93m x 2.64m (9'7" x 8'8")

SHOWER ROOM - 2.63m (8'8") into alcove x 1.69m (5'7")

Modern refurbished suite comprising walk-in shower enclosure, low level WC, wash hand basin, heated towel rail, tiled walls and storage cupboard.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARAGE - 5.42m x 2.65m (17'9" x 8'8")

Externally a driveway leads to a single garage with internal door to the kitchen and rear access door to the garden.

GARDENS - Front garden and to the rear there is an enclosed and well maintained garden with patio, lawn, well stocked borders and hedge boundary to the side elevation.

AGENTS REF: - DP/LS/NUN260215/20032026

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

TO VIEW: Contact our Nunthorpe office on

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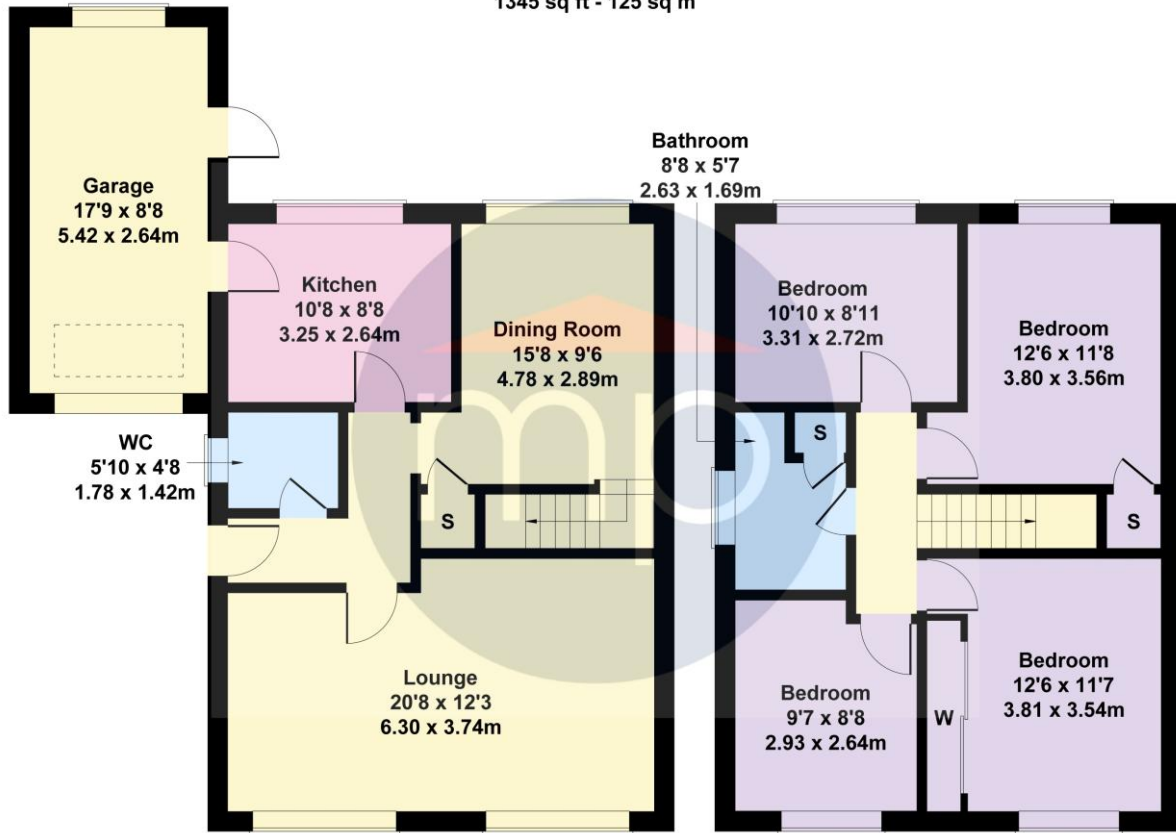


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Lamonby Close

Approximate Gross Internal Area
1345 sq ft - 125 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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