

THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AH



- ▲ A Mature Bay Fronted Semi Detached House
- ▲ Three Double Bedrooms, Master with Modern En-Suite Shower Room
- ▲ Dining Room Opening to Lovely Garden Room with Views Over the Private Rear Garden
- ▲ Fitted Kitchen with Utility & Ground Floor WC
- ▲ Spacious Living Room with Exposed Brick Chimney Breast & Wood Burning Stove
- ▲ Ample Parking on a Double Width Gravelled Driveway Leading to the Remainder of the Garage
- ▲ Move In Condition
- ▲ Within a Sought After Area of Nunthorpe

Offers Over £240,000

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A beautifully presented and spacious mature three bedroom bay fronted semi-detached house located within the popular area of Nunthorpe, occupying a lovely plot with a private landscaped, tranquil rear garden and a double width gravelled driveway. Internal features include a smart fitted kitchen with utility and ground floor WC, separate living room with exposed brick chimney breast and wood burning stove, dining room opening to a fabulous garden room with views over the rear garden, three double bedrooms, master with modern en-suite shower room and separate modern family bathroom. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 4.98m x 4.3m (16'4" x 14'1")

With bay window to the front elevation, exposed brick chimney breast with wood burning stove and staircase to the first floor.

DINING ROOM LEADING TO GARDEN ROOM - 7.52m (max) x 3.2m (24'8" (max) x 10'6")

Enjoying fabulous views over the rear garden, Velux windows in the garden room flood the area with natural light and French doors open onto the garden.

KITCHEN - 3.9m x 2.26m (12'10" x 7'5")

With a smart range of fitted wall and floor units, complementing work surfaces, space for oven, fridge and freezer, extractor hood, side external door and access to the utility.

UTILITY ROOM - 2.8m x 1.4m (9'2" x 4'7")

With a range of fitted units and plumbing for washing machine and dryer.

CLOAKROOM/WC - 1.6m x 0.79m (5'3" x 2'7")

With low level WC and wash hand basin.

FIRST FLOOR

LANDING

A spacious landing area.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM ONE - 3.45m x 3.28m (11'4" x 10'9")

EN-SUITE SHOWER ROOM - 1.7m x 1.45m (5'7" x 4'9")

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

BEDROOM TWO - 3.94m x 3.38m (12'11" x 11'1")

With bay window to the front elevation.

BEDROOM THREE - 3.78m x 2.97m (12'5" x 9'9")

BATHROOM - 2.6m x 2.18m (8'6" x 7'2")

White three-piece suite comprising bath with shower over and screen, low level WC, wash hand basin, part tiled walls and part mirrored wall.

AGENTS REF: - DP/LS/NUN260221/14052026

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

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EXTERNALLY

PARKING & GARDEN

Externally to the front there is a double width gravelled driveway leading to the remainder of the garage and to the rear there is a fabulous tranquil landscaped private garden with an array of seating areas including patios, water feature, and lawns with mature borders.



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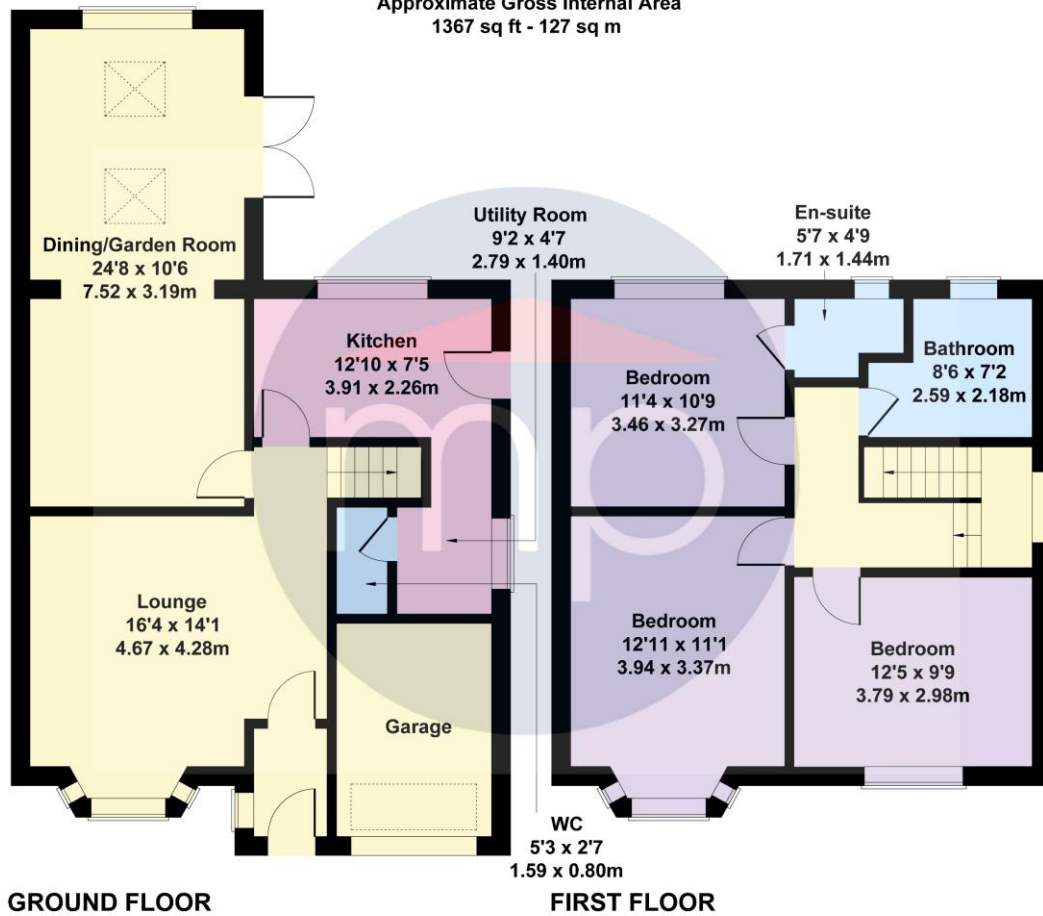
A photograph of the storefront of Michael Poole property consultants at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and signs with the company name. The scene is set against a dark background, highlighting the bright lights of the storefront.

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on the **BEST PRICE** you can expect in the
current market

The Avenue

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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