

SEAMER ROAD, THORNTON, MIDDLESBROUGH, TS8 9DG



- ▲ A Spacious Semi Detached House with Four Bedrooms & Study
- ▲ Fabulous Views Across Open Countryside & Farmland
- ▲ Sought After Village Setting
- ▲ Large Well Maintained Rear Garden
- ▲ Imprinted Concrete Driveway with Ample Off Road Parking
- ▲ 17ft Plus Modern Fitted Kitchen Breakfast Room
- ▲ Conservatory
- ▲ Ground Floor Bedroom with En-Suite Facilities
- ▲ Spacious Lounge Diner with Wood Burning Stove

Offers Over £320,000

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Located within the sought after village of Thornton, a spacious and well-presented semi detached house with four bedrooms and study. Features include open views to the front elevation, large rear garden, spacious lounge diner with wood burning stove, modern fitted kitchen breakfast room, conservatory and four spacious bedrooms including a ground floor bedroom with en-suite facilities.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE - 6.78m x 5.28m (22'3" x 17'4")

With wood burning stove, laminate flooring and staircase to the first floor.

KITCHEN BREAKFAST ROOM - 5.26m x 3.8m (17'3" x 12'6")

With a range of modern fitted wall and floor units, double oven, gas hob with extractor over, integrated fridge and freezer, tiled splashbacks, spotlighting and side external door.

CONSERVATORY - 5.26m x 1.7m (17'3" x 5'7")

With double glazed French doors to the rear elevation.

BEDROOM FOUR/SNUG - 4.98m x 2.72m (16'4" x 8'11")

With bay window to the front elevation.

EN-SUITE SHOWER ROOM - Modern suite comprising shower cubicle, low level WC, wash hand basin and tiled walls.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 5.28m x 3.66m (17'4" x 12')

With bay window to the front elevation and dual aspect windows enjoying fabulous views over open countryside.

BEDROOM TWO - 3.5m x 2.9m (11'6" x 9'6")

BEDROOM THREE - 2.72m x 2.54m (8'11" x 8'4")

STUDY

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BATHROOM - With four-piece suite comprising shower cubicle, bath, low level WC and wash hand basin.

EXTERNALLY

GARDENS & PARKING - Externally the property is located on the outskirts of this sought after village and boasts superb views towards the Cleveland Hills and over farmland to the front elevation. A printed concrete driveway offers ample off road parking and to the rear there is a large private mature garden which is well maintained.

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/NUN260262/29072026

Council Tax Band: D **Tenure:** To be advised

TO VIEW: Contact our Nunthorpe office on
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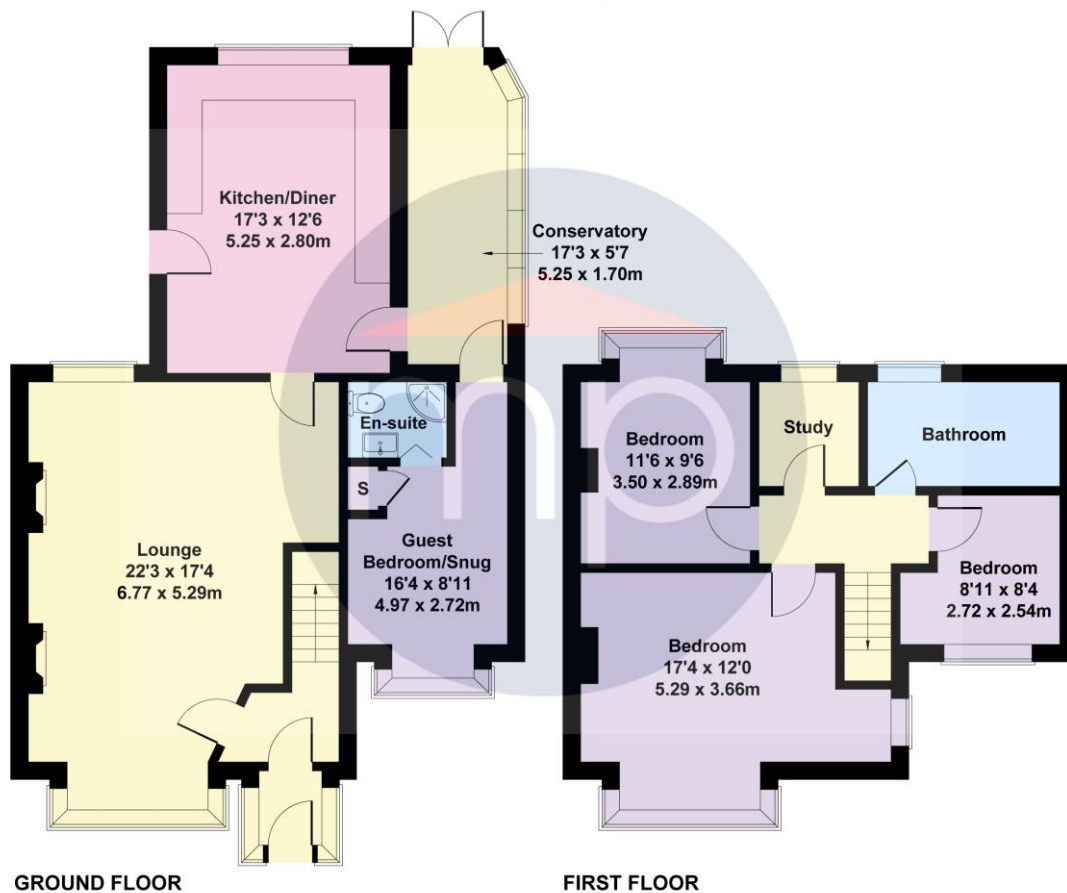


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Seamer Road

Approximate Gross Internal Area
1421 sq ft - 132 sq m



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

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