

# WEAVERTHORPE, NUNTHORPE, MIDDLESBROUGH, TS7 0PU



- ▲ A Spacious & Extended Three Bedroom Detached Home
- ▲ Located Within This Popular Area of Nunthorpe
- ▲ L' Shaped Open Plan Kitchen/Dining Room & Separate Utility Room
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Three Double Bedrooms
- ▲ Modern Bathroom
- ▲ Ample Parking on a Block Paved Driveway & Tandem Double Garage
- ▲ Private Spacious Rear Garden

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A well-presented and extended three bedroom detached home located within this popular area of Nunthorpe and featuring a spacious L' shaped open plan kitchen/dining room, separate utility room, spacious living room, three double bedrooms, modern bathroom, ground floor WC, block paved driveway providing ample parking, double tandem length garage and a private spacious rear garden.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

#### **GROUND FLOOR WC - 1.42m x 1.12m (4'8" x 3'8")**

With low level WC and wash hand basin.

#### **LOUNGE - 6.32m x 3.58m (20'9" x 11'9")**

#### **OPEN PLAN KITCHEN DINER - 6.1m (20') (max) x 5.82m (19'1") (max)**

An L' shaped kitchen diner with a modern range of fitted wall and floor units, granite work surfaces, space for cooker and dishwasher, Karndean flooring, ample storage cupboards and French doors open to the private rear garden.

**UTILITY AREA** - With additional storage and plumbing for washing machine and dryer.

**INNER HALLWAY** - With staircase to the first floor.

### **FIRST FLOOR**

#### **BEDROOM ONE - 4.88m x 3.6m (16' x 11'10")**

With built-in wardrobe.

#### **BEDROOM TWO - 3.2m x 3.15m (10'6" x 10'4")**

With large walk-in style wardrobe.

#### **BEDROOM THREE - 3.25m x 3.25m (10'8" x 10'8")**

#### **BATHROOM - 3.23m x 1.65m (10'7" x 5'5")**

Comprising bath, shower cubicle, low level WC, wash hand basin and tiled walls.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## **EXTERNALLY**

Externally there is an extensive block paved driveway providing ample parking leading to a tandem double garage. The rear garden is spacious with patio, lawn and mature borders.

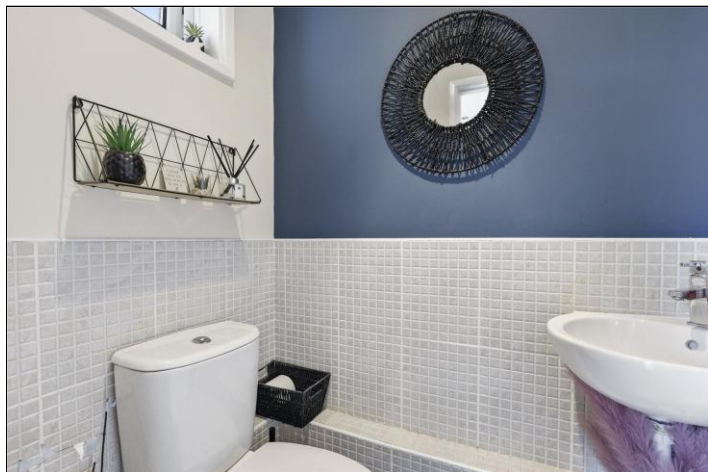
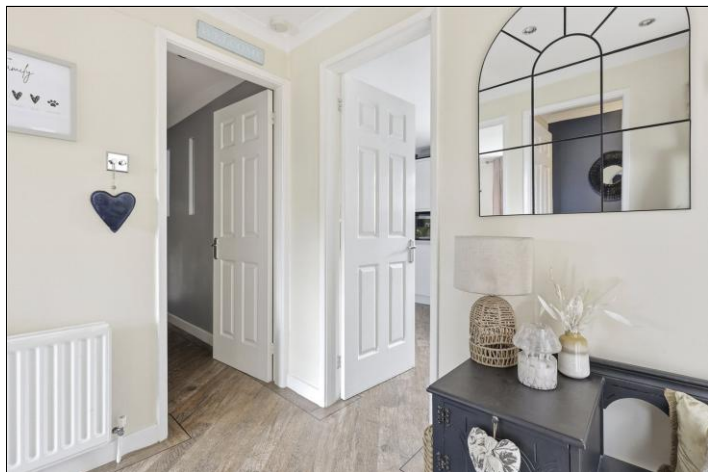
**AGENTS REF:** - DP/LS/NUN260328/12052026

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

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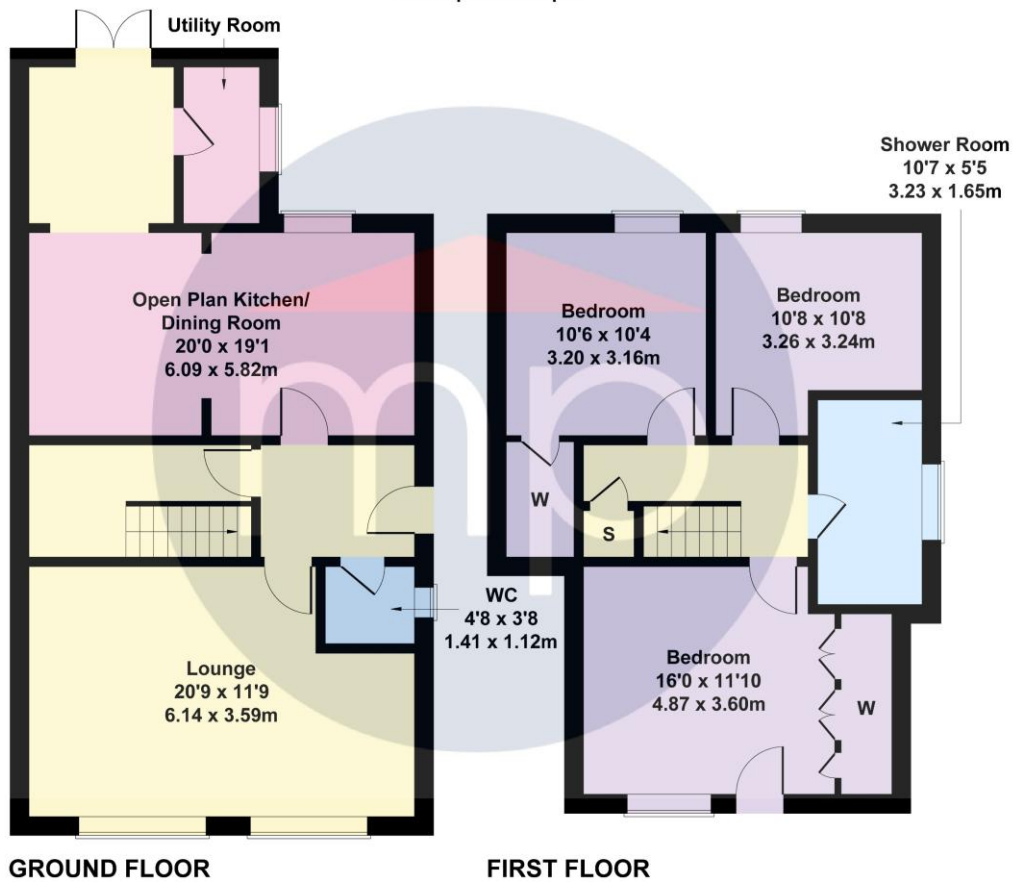


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### Weaverthorpe

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026  
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