

WHITBY ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HU



- ▲ A Beautifully Presented & Spacious Three Bedroom Semi Detached House
- ▲ Occupying a Lovely Plot Within a Quiet Cul-De-Sac
- ▲ Triple Width Driveway
- ▲ Generous Private Landscaped Garden
- ▲ Modern Open Plan Kitchen Diner with Separate Utility, Ground Floor WC & Additional Storage Area
- ▲ Converted Garage Provides a Home Office or Playroom
- ▲ Separate Living Room
- ▲ Three Generous Size Bedrooms
- ▲ Modern Shower Room
- ▲ Early Viewing Advised

Offers Over £235,000

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A beautifully presented and spacious three bedroom bay fronted semi-detached house located in a quiet cul-de-sac and occupying a fabulous plot with triple width driveway and a generous private landscaped rear garden.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 4.06m x 3.56m (13'4" x 11'8")

With recess shelving and bay window to the front elevation.

OFFICE/PLAYROOM - 4.11m x 2.3m (13'6" x 7'7")

With spotlighting.

KITCHEN DINER - 5.7m x 3.8m (18'8" x 12'6")

With a modern range of fitted wall and floor units, complementing work surfaces and integrated appliances. Spotlighting and French doors open to the rear garden.

UTILITY ROOM - 2.36m x 2.29m (max) (7'9" x 7'6" (max))

With built-in range of units, plumbing for washing machine and dryer, wall mounted boiler, part vaulted ceiling and access to ...

STORE CUPBOARD - 2.29m x 1.17m (7'6" x 3'10")

GROUND FLOOR WC - 1.42m x 0.79m (4'8" x 2'7")

With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.8m x 3.5m (12'6" x 11'6")

With built-in wardrobe.

BEDROOM TWO - 4.06m x 3m (13'4" x 9'10")

BEDROOM THREE - 2.7m x 2.36m (8'10" x 7'9")

TO VIEW: Tel: 01642 955625

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SHOWER ROOM - 2.4m x 2.03m (7'10" x 6'8")

Modern suite comprising double shower cubicle, floating vanity wash hand basin, low level WC, modern heated towel rail and spot lighting.

EXTERNALLY

PARKING & GARDEN

Externally there is a triple width block paved driveway to the front elevation and a generous private landscaped garden to the rear with lawn and patio.

BUYERS IDENTIFICATION CHECK(S)

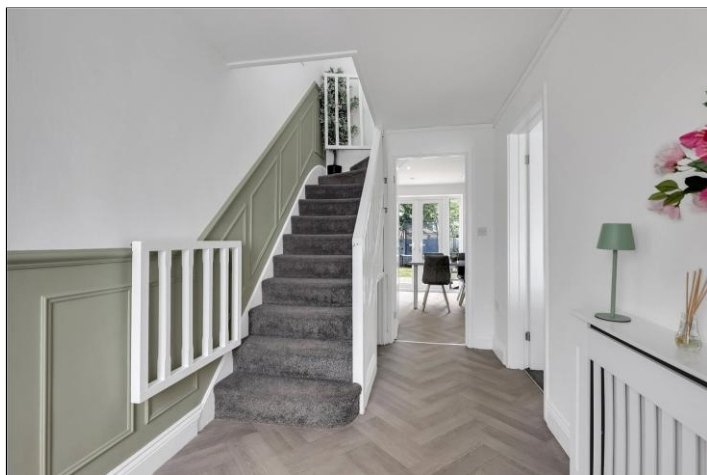
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/NUN260428/04082026

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

TO VIEW: Contact our Nunthorpe office on

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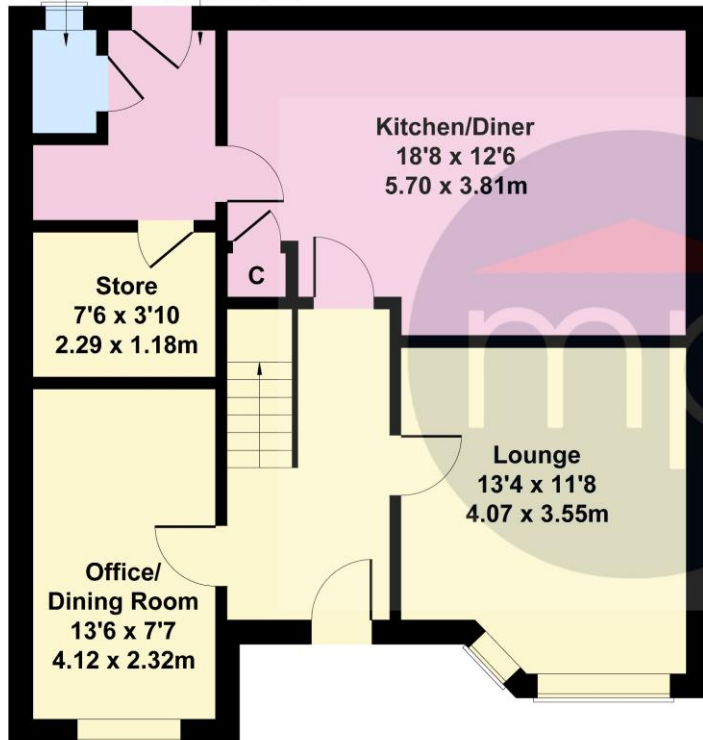
Whitby Road

Approximate Gross Internal Area
1163 sq ft - 108 sq m

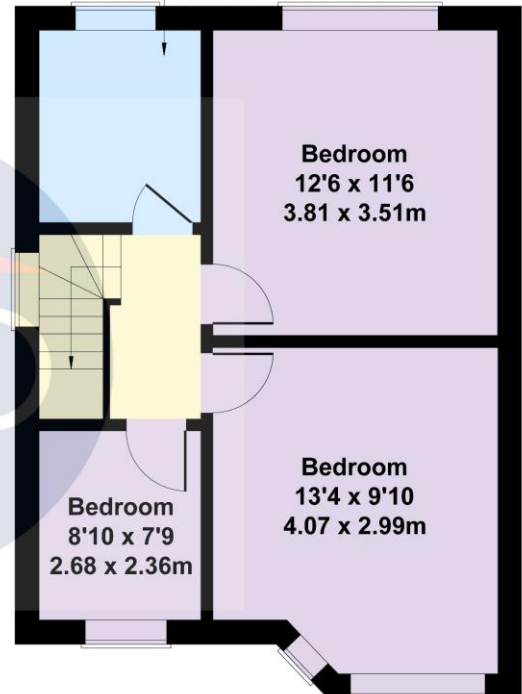
WC
4'8 x 2'7
1.43 x 0.79m

Utility Room
7'9 x 7'6
2.37 x 2.28m

Shower Room
7'10 x 6'8
2.40 x 2.02m



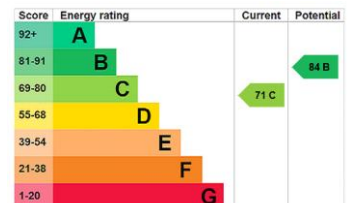
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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