

HAMBLETON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HL



- ▲ Offered with no onward chain
- ▲ Three-bedroom semi-detached home
- ▲ Sought-after Nunthorpe location
- ▲ Spacious loft room ideal as an office or playroom
- ▲ Generous front and rear gardens
- ▲ Private driveway providing off-street parking and spacious garage
- ▲ Close to local amenities and well-regarded schools
- ▲ Excellent transport links
- ▲ Ideal family home or first-time purchase

Offers Over £190,000

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Offered for sale with no onward chain, this well-proportioned three-bedroom semi-detached home occupies a highly sought-after position on Hambleton Road in Nunthorpe, conveniently located within easy reach of local amenities, highly regarded schools and excellent transport links.

The property offers spacious and versatile accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to put their own stamp on a home. The ground floor comprises a welcoming entrance hall, a generous lounge, dining room and a well-appointed kitchen with ample space for everyday family living.

To the first floor are three good-sized bedrooms and a family bathroom, whilst a spacious loft room provides excellent additional accommodation, perfect for use as a home office, playroom or hobby room.

Externally, the property enjoys generous front and rear gardens, offering plenty of outdoor space for families and entertaining. A spacious garage and private driveway provide ample off-street parking and excellent storage.

Combining a desirable location, flexible living space and the added benefit of no onward chain, this is a fantastic opportunity to acquire a family home in one of Nunthorpe's most popular residential areas.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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: - JS/LS/NUN260457/16072026

Council Tax Band: C

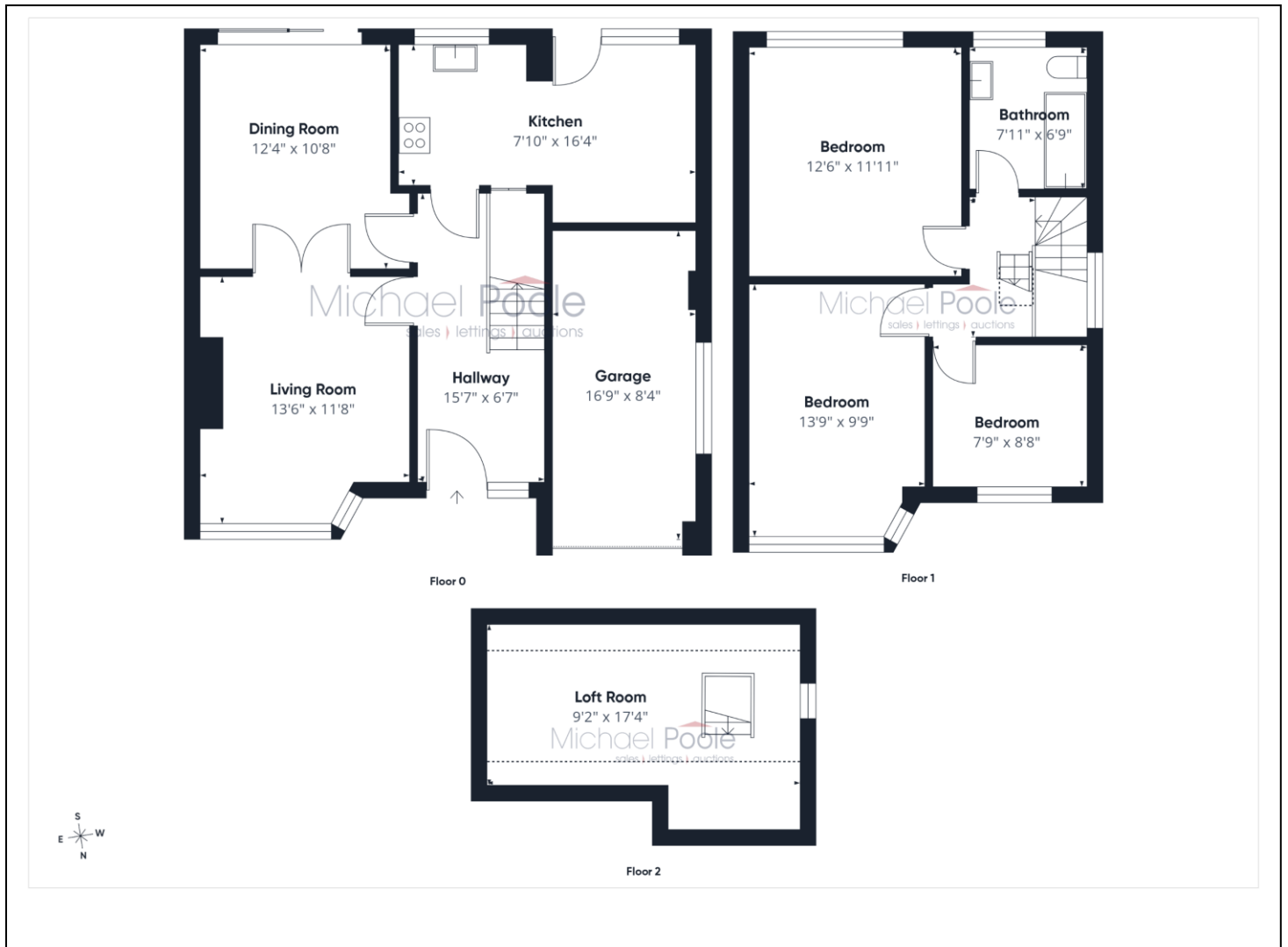
Tenure: Freehold

TO VIEW: Contact our Nunthorpe office on Tel: 01642 955625



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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