

FANGDALE GARDENS, NUNTHORPE, MIDDLESBROUGH, TS7 0BF



- ▲ A Beautifully Presented, Spacious & Modern Four Bedroom Detached Home
- ▲ Built to the Bradgate Design in a Stunning Location Overlooking the Pond & Open Woodland to the Front Elevation
- ▲ Extensive Block Paved Driveway & Double Detached Garage
- ▲ 28ft Plus Open Plan Kitchen/Dining/Family Room with French Doors onto a Generous Size Landscaped Garden, Ideal for Entertaining

- ▲ Two Reception Rooms, Separate Utility & WC
- ▲ Four Double Bedrooms, One with Built-In Wardrobes & Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ The Property Was Completed in January 2024 with A 10 Year NHBC Guarantee
- ▲ Early Viewing is Advised to Avoid Disappointment

Offers Over £450,000

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A beautifully presented modern four bedroom detached residence built to the 'Bradgate design' and located within a highly sought after area of Nunthorpe.

Occupying a fabulous plot with open views across the pond and woodland to the front elevation, an extensive driveway provides ample off road parking and leads to a double garage and to the rear there is a generous, landscaped garden to the rear with patio areas, mature, planted borders, greenhouse and a versatile cabin which could be used as a studio or a garden room etc.

Internally the accommodation briefly comprises an entrance hall, living room, separate study, ground floor WC, 28ft plus open plan kitchen/dining/family room to the rear with a modern range of units and integrated appliances and there is also a separate utility.

To the first floor there are four double bedrooms, one with built-in wardrobes, master with modern en-suite shower room and there is a modern family bathroom.

We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

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

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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.

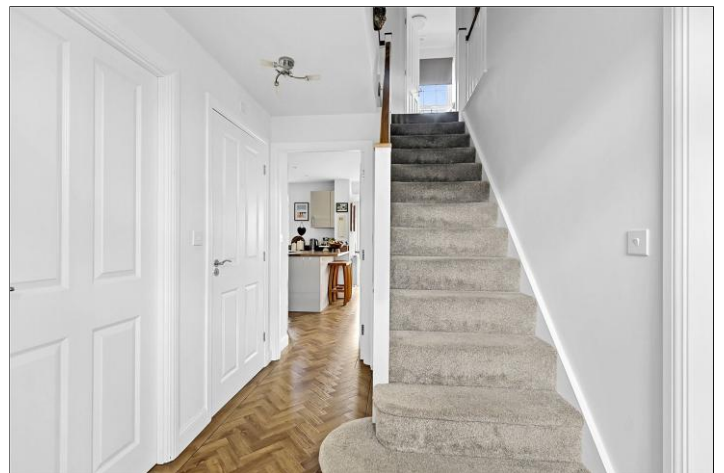
AGENTS REF: - DP/LS/NUN260506/05092026

Council Tax Band: F **Tenure:** Freehold

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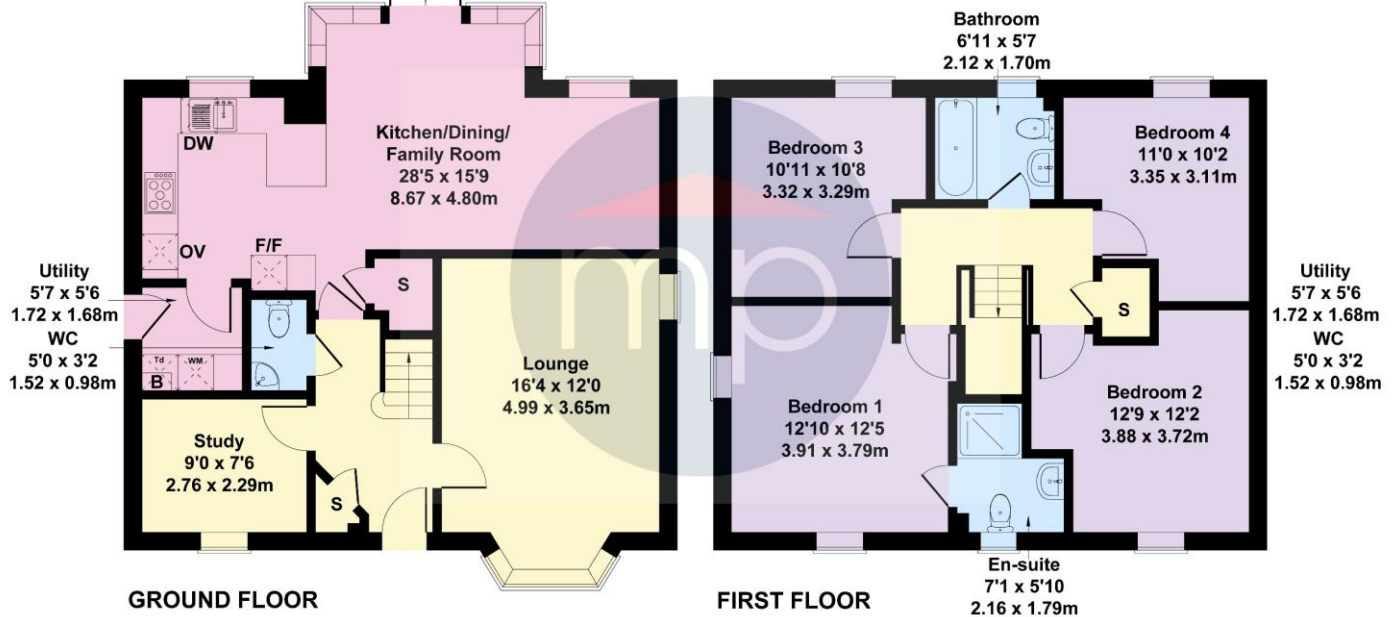


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Fangdale

Approximate Gross Internal Area
1410 sq ft - 131 sq m



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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