

ROSEBERRY CRESCENT, GREAT AYTON, MIDDLESBROUGH, TS9 6EP



- ▲ Detached Bungalow
- ▲ Three Double Bedrooms
- ▲ En-Suite
- ▲ Previously Fully Refurbished Throughout

- ▲ Conservatory
- ▲ 23ft Plus Garage
- ▲ Southerly Facing Rear Garden
- ▲ No Chain Sale

Offers Over £325,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this spacious detached bungalow ticks plenty of boxes. The property was subject to a comprehensive refurbishment throughout to create a fantastic move in ready family home. Sitting on a 10th of an acre plot within the highly popular and sought after historical village of Great Ayton, excellent for local amenities, schooling and exploring the North Yorkshire Moors National Park. Early viewing is essential to fully appreciate this excellent property.

GROUND FLOOR

HALL - 2.46m (8'1") reducing to 2.52m (8'3") x 4.04m (13'3") reducing to 0.95m (3'1")

Part glazed UPVC entrance door to an L' shaped hallway with wide plank oak laminate flooring, twin integrated storage cupboards, radiators and access to the loft space via a retractable wooden loft ladder.

LOUNGE DINER - 6.65m (21'10") reducing to 3.23m (10'7") x 5.50m (18'1") reducing to 3.06m (10')

A fantastic spacious bow windowed room with neutral decoration, decorative fireplace with tiled hearth and electric fire, further UPVC window and door to the kitchen.

KITCHEN - 2.31m (7'7") reducing to 1.76m (5'9") x 3.48m (11'5") reducing to 2.28m (7'6")

A country style Howden's fitted kitchen with roll edge worktops and soft closing doors, integrated electric oven and gas hob with extractor hood, integrated slimline dishwasher, porcelain style sink unit, oak vinyl flooring, downlighters, UPVC window, part glazed door to the side of the property and opens through to the utility space with plumbing for washing machine, wall mounted Baxi combi boiler with filter system, cupboard storage, space for a tumble dryer and downlighters.

BEDROOM ONE - 3.86m (12'8") reducing to 3.25m (10'8") x 2.84m (9'4") reducing to 2.33m (7'8")

With neutral decoration, radiator, sliding patio door to the conservatory and further door to the en-suite.

EN-SUITE - 2.30m x 0.99m (7'7" x 3'3")

A traditional white suite with Mira thermostatic shower, extractor fan, fully tiled walls and flooring, towel radiator and UPVC window.

BEDROOM TWO - 4.79m x 2.87m (15'9" x 9'5")

A brilliant size room with neutral décor, radiator and UPVC window overlooks the rear garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



ROSEBERRY CRESCENT, TS9 6EP

BEDROOM THREE - 3.03m x 3.57m (9'11" x 11'9")

A spacious double room with radiator and twin UPVC windows.

BATHROOM - 2.01m (6'7") reducing to 1.32m (4'4") x 1.95m (6'5") reducing to 1.61m (5'3")

White suite with walk-in bath/thermostatic Mira shower, extractor fan, fully tiled walls with decorative inserts, towel radiator, tiled flooring, downlighters and UPVC window.

CONSERVATORY - 3.68m x 2.85m (12'1" x 9'4")

A light and bright southerly facing room with ceiling fan/light, UPVC windows and twin fully glazed doors to the rear garden.

EXTERNALLY

GARAGE - 2.79m x 7.00m (9'2" x 23')

A larger than average garage with remote roller entrance door, power, lighting, twin UPVC windows and handy side access door.

PARKING & GARDENS

The front of the property benefits from a block paved driveway offering parking for numerous vehicles, gravelled frontage with border planting, outdoor tap and twin gated access to the rear garden. The low maintenance southerly facing rear garden is paved with raised seating area, gravelled with border planting, and twin gated access to the front of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/RED260209/16042026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

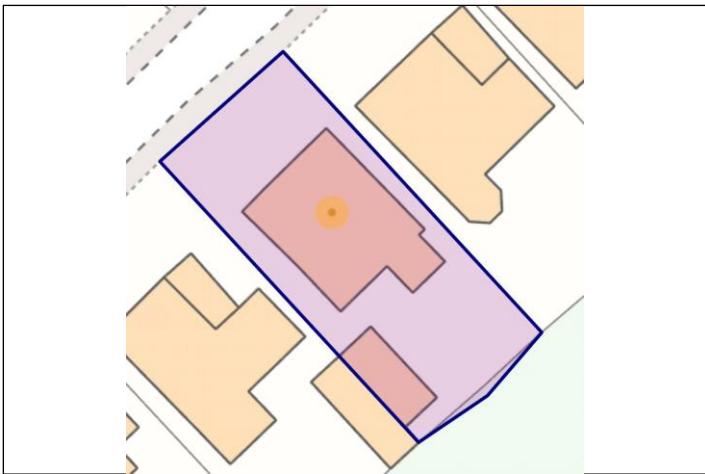
Tel: **01642 955625**



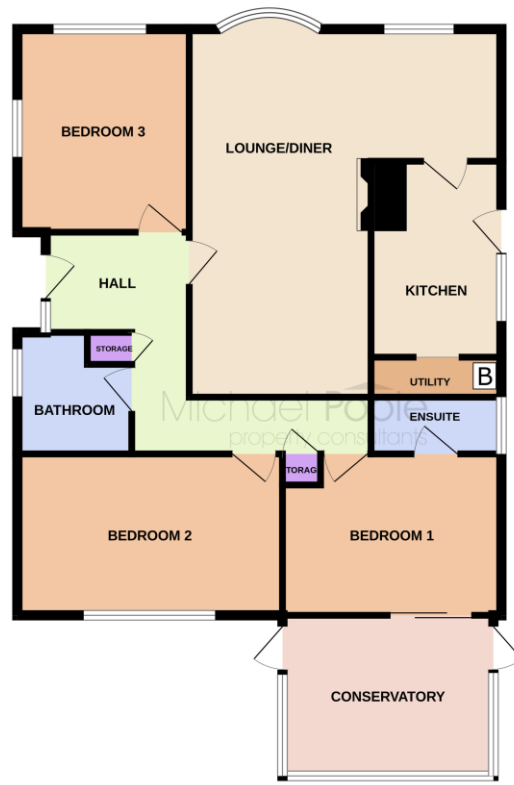
ROSEBERRY CRESCENT, TS9 6EP



ROSEBERRY CRESCENT, TS9 6EP



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2009.

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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS