



4 Tirril Way

Nunthorpe, Middlesbrough, TS7 8PN

£375,000



A 'One Of A Kind' Self Build Family Home In Tirril Way, Nunthorpe. This Detached House Is A True Delight Waiting To Be Discovered. Boasting Two/Three Reception Rooms, Four Bedrooms, And Three Bathrooms, This Property Offers Ample Space For Comfortable Living.

As You Step Inside, You Are Greeted By An Open Plan Kitchen/Diner Featuring A Re-fitted Modern Kitchen With Integrated Appliances, Perfect For Whipping Up Culinary Delights. The Spacious Lounge Is A Cozy Retreat, Complete With A Feature Electric Fire, Ideal For Relaxing Evenings With Loved Ones.

One Of The Highlights Of This Property Is The Ground Floor Office/Study, Providing The Perfect Space For Remote Work Or As An Additional Living Area To Suit Your Needs. The Separate Utility Room Adds Convenience To Your Daily Routine, Making Chores A Breeze.



Location

Tirril Way Is Situated In A Sought After Location Of Nunthorpe. From Stainton Way Take A Turn Onto Mallowdale, Take The Second Right Onto Tirril Way &The Property Sits On The Left. Within Walking Distance To Many Local Amenities, Reputable Schools & Excellent Commuter Access.

- St Bernadettes Primary School - 5 Minute Walk
- The Avenue Primary School - 10 Minute Walk
- Chandlers Ridge Academy - 10 Minute Walk
- Stainton Way Playground - 3 Minute Walk
- A172 - 2 Minute Drive
- A174 - 4 Minute Drive
- Nunthorpe Train Station - 4 Minute Drive/20 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Composite Entrance Door Leads To Lounge, Kitchen/Diner, Office/Study, Utility, Ground Floor W/C & Staircase To First Floor.

Lounge

Feature Fireplace, uPVC Double Glazed Window & Patio Doors To Rear, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, Space For Family Dining Table & Chairs, x2 uPVC Double Glazed Patio Doors To Rear, Radiator.

Office/Study

uPVC Double Glazed Window, Radiator.

Utility Room

7'2" x 9'2" (2.2m x 2.8m)
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces, Space For Appliances, Access To Garage, Radiator.

Ground Floor W/C

5'6" x 6'6" (1.7m x 2m)
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Master Bedroom

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator.

Family Bathroom

7'2" x 7'6" (2.2m x 2.3m)
Fully Tiled Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Family Shower Room

Fully Tiled Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Insulated & Partially Boarded.

Garage

Up & Over Door.

Energy Efficiency Rating - C

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Middlesbrough Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: E
Management Information: TBC
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None
Note: We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

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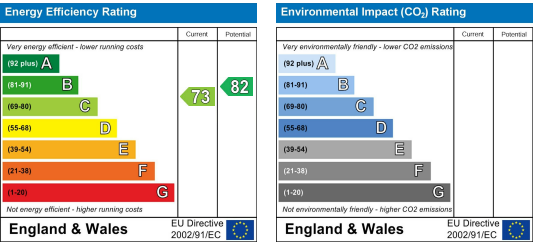
Area Map



Floor Plans



Energy Efficiency Graph



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