



**Moor Park, Nunthorpe, Middlesbrough, TS7 0JJ**

**welcome to**

## **Moor Park, Nunthorpe Middlesbrough**

Spacious five-bedroom detached home, ideal for growing families. Features a south-facing lounge, bright kitchen/diner, large rear garden, and private driveway. Upgraded with a new roof, boiler, insulated cladding, and two new bathrooms. Extensively extended for extra space.

##Invalid Field Name##

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, wooden floor and two understair storage cupboards.

### **Shower Room**

Shower cubicle, wash hand basin with fitted unit with mixer tap, UPVC double glazed window to front and WC.

### **Lounge**

17' 4" x 11' 7" ( 5.28m x 3.53m )

UPVC double glazed French doors to rear opening to the rear garden, UPVC double glazed window to rear, TV point, telephone point, spotlights, decorative fireplace, wooden floor and radiator.

### **Study**

10' 4" x 6' 5" ( 3.15m x 1.96m )

UPVC double glazed window to front, laminate floor and radiator.

### **Kitchen**

22' 9" x 10' 10" ( 6.93m x 3.30m )

Wall and base units with complementary work surfaces, subway tile splashback, sink/drainage with mixer tap, plumbing for dishwasher, recess for cooker, extractor fan, UPVC double glazed windows to rear and side, skylight windows, spotlights, UPVC double glazed door to rear, large storage room and radiators.

### **Bedroom 1**

15' 7" x 8' 1" ( 4.75m x 2.46m )

UPVC double glazed window to front, laminate flooring and radiator.





### **Landing**

Stairs from hall, loft access and storage cupboard/wardrobe.

### **Bedroom 2**

10' 10" x 10' 9" ( 3.30m x 3.28m )  
UPVC double glazed window to front and radiator.

### **Bedroom 3**

10' 8" x 7' 10" ( 3.25m x 2.39m )  
UPVC double glazed window to side and radiator.

### **Bedroom 4**

10' 8" x 9' 6" ( 3.25m x 2.90m )  
UPVC double glazed window to rear and radiator.

### **Bedroom 5**

7' 9" x 7' 3" ( 2.36m x 2.21m )  
UPVC double glazed window to rear and radiator.

### **Bathroom**

Bath with mixer tap, WC, wash hand basin with mixer tap, tiled floor, extractor fan, PVC double glazed window and radiator.

### **Externally**

#### **Front Garden**

Driveway, lawned area and pathway.

#### **Rear Garden**

Enclosed rear garden, laid to lawn with fruit and woodland trees, large shed and garden room.



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## Moor Park, Nunthorpe Middlesbrough

- FIVE BEDROOM FAMILY HOME
- TWO BATHROOMS
- OFFICE
- SPACIOUS REAR GARDEN WITH LARGE GARDEN ROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaiting

**£340,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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