



**Silverdale, Nunthorpe, Middlesbrough, TS7 0RF**

**welcome to**

## **Silverdale, Nunthorpe Middlesbrough**

A beautiful three bedroom detached home situated within Nunthorpe. Externally this home has a well maintained rear garden with a driveway to the front leading to the garage.

### **Entrance Hall**

Entered via UPVC double glazed composite door, stairs to first floor, radiator, under stairs storage, glass banister.

### **Lounge**

15' 3" (max) x 11' 6" (max) ( 4.65m (max) x 3.51m (max) )  
UPVC double glazed bow window to front, radiator, TV point, telephone point.

### **Dining Area**

10' 7" (max) x 17' 7" (max) ( 3.23m (max) x 5.36m (max) )  
UPVC double glazed window to rear, archway to kitchen, UPVC double glazed door to rear, radiator.

### **Kitchen**

11' 9" (max) x 8' (max) ( 3.58m (max) x 2.44m (max) )  
Modern fitted kitchen, range of wall and base units with complimentary working surfaces, four ring induction hob, integral fridge, integral freezer, integral oven, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed composite door to rear, vertical radiator, extractor fan.

### **First Floor Landing**

UPVC double glazed window to side.

### **Bedroom 1**

12' 8" (max) x 11' 6" (max) ( 3.86m (max) x 3.51m (max) )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

11' 4" (inc door recess) x 11' 5" (max) ( 3.45m (inc door recess) x 3.48m (max) )  
UPVC double glazed window to rear, radiator.





### **Bedroom 3**

9' 11" (max) x 7' 6" (max) ( 3.02m (max) x 2.29m (max) )  
UPVC double glazed window to front, radiator,  
storage cupboard.

### **Family Bathroom**

Bath with mixer taps, Low level low flush WC, wash  
hand basin with mixer taps, single shower cubicle,  
double heated chrome towel rail, UPVC double  
glazed window to rear, UPVC double glazed window  
to side.

### **Externally**

#### **Front Garden**

Driveway, turfed garden leading to garage.

#### **Rear Garden**

Sitting area, turfed rear garden, flowerbed edging,  
electricity points, all enclosed by timber fencing.

#### **Garage**

Roll over style door.



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welcome to

## Silverdale, Nunthorpe Middlesbrough

- DETACHED FAMILY HOME
- ULTRA MODERN KITCHEN
- WELL MAINTAINED REAR GARDEN
- DRIVEWAY & GARAGE
- BRIGHT AND AIRY

Tenure: Freehold EPC Rating: D

**£240,000**



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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