



**Chandlers Ridge, Nunthorpe, Middlesbrough, TS7 0JL**

**welcome to**

## **Chandlers Ridge, Nunthorpe Middlesbrough**

This beautiful, detached family home, located in the highly sought-after Chandlers Ridge area of Nunthorpe, sits on an impressive plot with generous front and rear gardens.

### **Entrance Hall**

entered via UPVC double glazed door with frosted glass, radiator, stairs to first floor, door to study, door to reception room, door to kitchen.

### **Reception Room**

10' 5" (max) x 15' 10" (max) ( 3.17m (max) x 4.83m (max) )  
UPVC double glazed window to front, radiator, built in dual fuel log burner with feature solid wood lintel, slate plinth, UPVC double glazed French doors to rear, coved cornicing, ceiling rose, double wooden doors leading from dining room.

### **Dining Room**

16' 3" (max) x 7' 10" (max) ( 4.95m (max) x 2.39m (max) )  
Coved cornicing, radiator, under stairs storage, aluminium double glazed sliding doors leading to conservatory, door to study.

### **Study**

7' 8" (max) x 10' (max) ( 2.34m (max) x 3.05m (max) )  
UPVC double glazed window to front, radiator.

### **Kitchen**

13' 2" (max) x 16' 11" (max) ( 4.01m (max) x 5.16m (max) )  
UPVC double glazed window to rear, UPVC double glazed door to side, range of wooden wall and base units with contrasting laminate working surfaces, breakfast bar island, four ring integrated gas hob, integrated electric oven, integrated microwave, plumbing for dishwasher, plumbing for washing machine, radiator, small passage leading to personnel door into garage and downstairs WC.

### **Downstairs Wc**

Low level low flush WC, pedestal mounted wash hand basin, chrome heated towel rail, UPVC double glazed window to side.

### **Conservatory**

27' 1" (max) x 12' 10" (max) ( 8.26m (max) x 3.91m (max) )  
UPVC double glazed windows round back wall, single UPVC double glazed door to rear, UPVC French doors leading to rear.

### **First Floor Landing**

UPVC double glazed window to rear, loft hatch access.

### **Bedroom 1**

11' 4" (max) x 13' 1" (max) ( 3.45m (max) x 3.99m (max) )  
Two UPVC double glazed windows to front, radiator, double door built in sliding door wardrobe, coved cornicing.

### **Bedroom 2**

11' 3" (max) x 10' 9" (max) ( 3.43m (max) x 3.28m (max) )  
UPVC double glazed window to front, UPVC double glazed window to side, radiator, coved cornicing.

### **Bedroom 3**

10' 1" (max) x 6' 11" (max) ( 3.07m (max) x 2.11m (max) )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

Laminate flooring, vanity unit wash hand basin with mixer taps, white panelled bath with mixer taps, low level low flush WC, corner mounted shower with floor to ceiling tiles and mixer taps, UPVC double glazed window to rear, chrome heated towel rail.





### **Externally**

#### **Front Garden**

Entered via hedge area into block paved driveway with parking for three cars, gravel.

#### **Garage**

Lighting and power, pull over garage door.

#### **Rear Garden**

Paved seating area, laid to lawn, mature borders, hedge rows.



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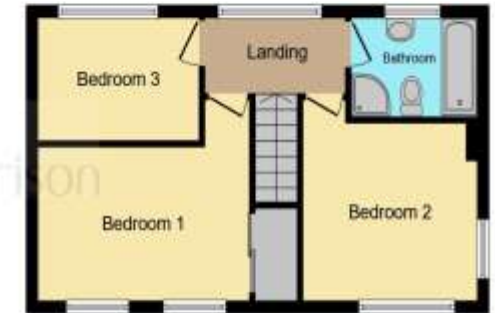
- DETACHED FAMILY HOME
- GREAT LOCATION
- LOG BURNER
- MULTIPLE RECEPTION ROOMS
- GARAGE

Tenure: Freehold EPC Rating: D

**£290,000**



Ground Floor



First Floor

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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