



SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious and beautifully presented four bedroom semi detached family home situated on a fantastic plot which is approx 0.11 acres in the ever so popular Nunthorpe area with close proximity to local amenities, well regarded schools and Nunthorpe train station. The immaculate living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, generous size lounge/dining room (with a cosy log burner fire) and access to the rear garden, stunning fitted kitchen with integrated appliances and access to the integral garage. To the first floor landing are four bedrooms, one of the bedrooms has the benefit of a en-suite shower room with a four piece suite and a modern bathroom/WC. Externally to the front of the property is a gated driveway leading to the integral garage and to the rear is a larger than average garden which has a private aspect. The garden is mainly laid to lawn and is lined with mature shrubs and trees. Viewings come highly recommended to fully appreciate.

Guisborough Road, Middlesbrough, TS7 0JQ

4 Bedroom - House - Semi-Detached

£295,000

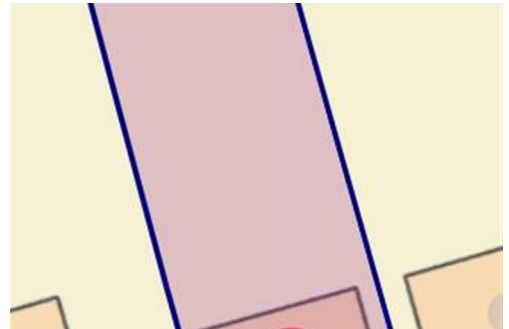
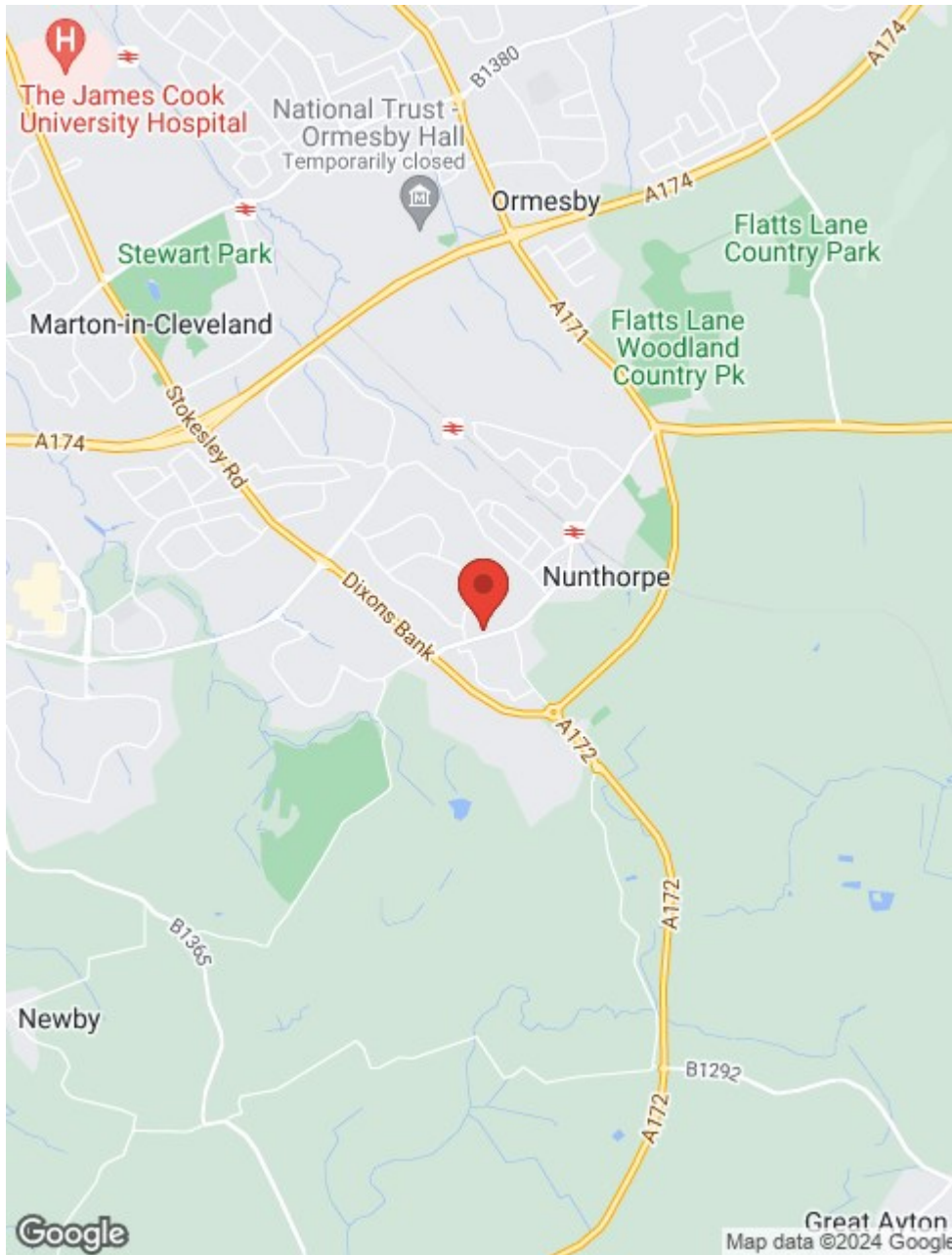
EPC Rating: E

Tenure: Freehold

Council Tax Band: E

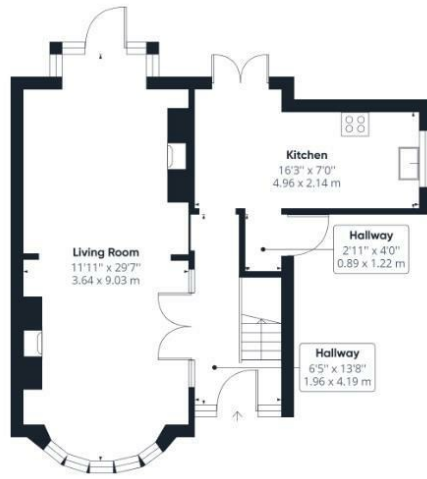


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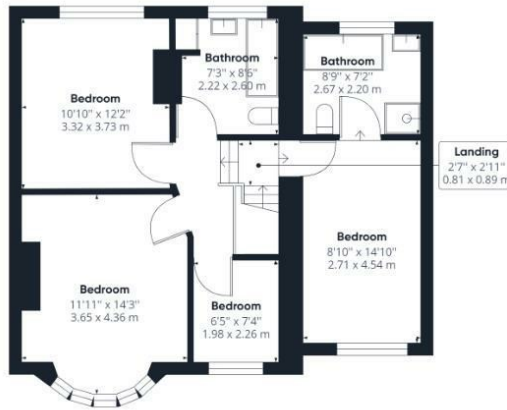


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1180.15 ft²
 109.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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