



REDUCED FROM £305,000

SMITH AND FRIENDS are delighted to offer for sale this fantastic four bedroom detached property positioned on this excellent corner plot with viewings highly recommended to fully appreciate. The property is situated on the ever so popular Nunthorpe estate and within easy reach to local well regarded schools for all age groups, Nunthorpe train station and amenities. The spacious living accommodation briefly comprises; entrance porch, downstairs cloakroom/WC, lengthy hallway with stairs to the first floor, a full width lounge with access to the rear garden and a stunning kitchen/breakfast room which is finished to a high standard. To the first floor landing are four bedrooms, the master bedroom benefitting from an e-suite shower room and the master bathroom fitted with a three piece suite. Externally to the front of the property is parking for two cars leading to the single garage. To the rear of the property is a well maintained wrap around garden which is mainly laid to lawn with mature shrubs and trees making it the perfect family entertaining garden.

Whinfell Close, Nunthorpe, Middlesbrough, TS7 8PR
4 Bed - House - Detached
Asking Price £280,000
EPC Rating: E
Council Tax Band: C
Tenure: Freehold

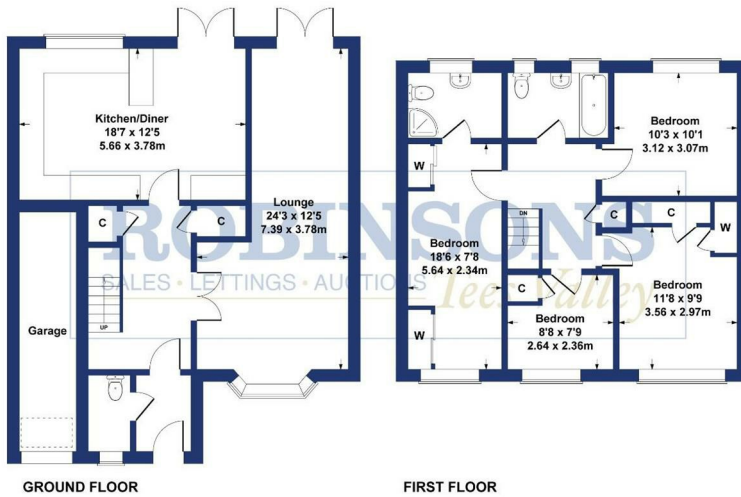


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Whinfell Close
Approximate Gross Internal Area
1353 sq. ft. - 126 sq m
(Excluding Garage)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary 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			
England & Wales		52	84
		EU Directive 2002/91/EC	

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