



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated on Stokesley Road in Nunthorpe. Nunthorpe is a highly sought after residential area within close proximity to well regarded schools, local shops and Nunthorpe railway station. The interior throughout is warm and inviting with oak internal doors and original glass feature windows. Occupying a fantastic plot this lovely would appeal to growing families and must be viewed internally to fully appreciate. The attractive living accommodation briefly comprises; entrance hallway with stairs to the first floor plan, spacious living room with multi fuel stove, a stunning open plan handcrafted kitchen/diner with Island unit, cloakroom and rear extension with excellent bi-folding doors to the garden and skylight to ceiling. To the first floor landing is three bedrooms and a ultra modern bathroom fitted with a three piece suite. Externally to the front of the property is a mature garden with a driveway to the side for a few cars leading to the detached single garage. To the rear of the property is a larger than average garden which is mainly laid to lawn with a paved patio seating area.

**Stokesley Road, Middlesbrough, TS7 0NB**

**3 Bedroom - House - Semi-Detached**

**£335,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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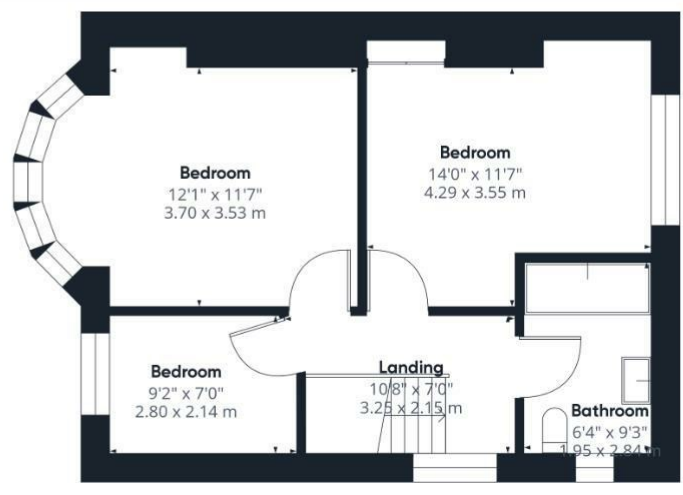


[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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Ground Floor



Floor 1

Approximate total area<sup>(\*)</sup>  
1346.21 ft<sup>2</sup>  
125.07 m<sup>2</sup>

(\*) 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			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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