



**The Avenue, Nunthorpe, TS7 0AA**  
**5 Bed - House - Detached**  
**£425,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: D**

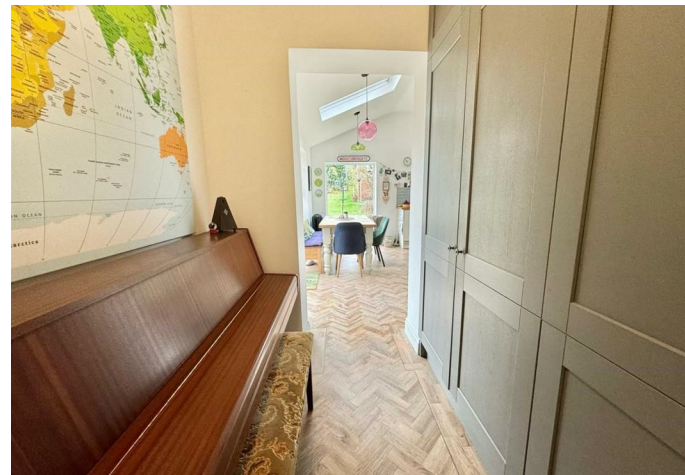


**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# The Avenue

## Nunthorpe Middlesbrough TS7 0AA

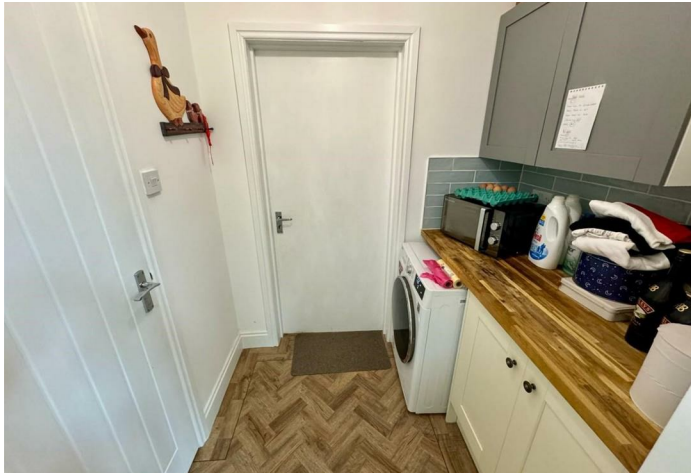
SMITH & FRIENDS are delighted to offer to the market this exceptional and rare to the market FIVE bedroom property situated in the ever so popular Nunthorpe and with approximately 3/4 of an acre land. The home is within close proximity to well regarded schools, shops and Nunthorpe Railway Station. The well proportioned and extensive living accommodation briefly comprises; lengthy entrance hallway with access to the first floor, two good size reception rooms, a rear hallway and a stunning open plan entertaining kitchen which has the benefit of an island seating area, A beautifully extended space with vaulted ceiling and a beautiful range of fitted wall and floor units with island, range cooker, double Belfast sink, dishwasher, fridge and freezer, two extractor hood, dual aspect windows, French doors to the rear, two large Velux windows and a useful utility room. Moving to the first floor, you will find two bathrooms and five commodious bedrooms providing private space for each family member. Externally to the rear of the property is an impressive, mature private garden wit extensive lawn area with established borders, mature vegetable patches, a greenhouse, patio areas and a summerhouse. There is also a detached outhouse fitted with electrics which has the benefit of an en-suite and can be used for any entertaining purposes. This property truly offers a thoughtful floor plan with a well-balanced blend of comfort and class. Early viewings come highly recommended to fully appreciate.



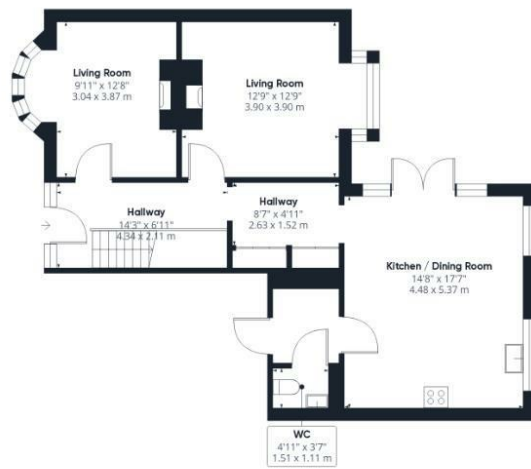












Ground Floor



Floor 1

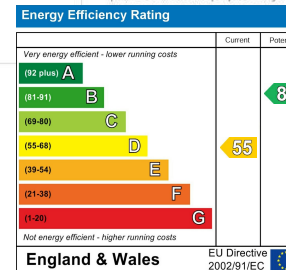


Approximate total area<sup>1)</sup>  
 1443.62 ft<sup>2</sup>  
 134.12 m<sup>2</sup>



(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.



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 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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