



SMITH & FRIENDS are delighted to offer to the market this sought after family home situated on the ever so popular Chandlers Ridge in Nunthorpe and occupying a generous plot to the front, side & rear. The property is within easy reach to well regarded schools, Nunthorpe railway station and local Nunthorpe amenities. The deceptively spacious property has a well-planned layout featuring three bedrooms, and multi-purpose living spaces for all of your families needs. On the ground floor, you'll find a spacious hallway with stairs to the first floor landing, a warm and inviting living room equipped with a fireplace & log fire, a versatile office space leading to a the rear dining room, a functional open plan kitchen with island seating area, downstairs WC with access to the garage and larger than average uPVC conservatory with lovely views of the garden that invites plenty of natural light. To the first floor landing are three bedrooms and a a well-appointed bathroom equipped with both shower and bath. Externally to the rear of the property is a private, well cared for garden which is mainly laid to lawn with a paved seating area and lined with mature shrubs. To the front, the property is surrounded by tall hedging creating an extra degree of privacy and benefits from off street parking for 2-3 cars leading to the integral garage. This home must be viewed to fully appreciate.

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

**3 Bedroom - House - Detached**

**£295,000**

**EPC Rating: D**

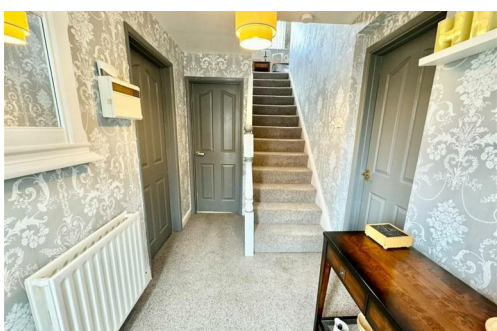
**Tenure: Freehold**

**Council Tax Band: D**



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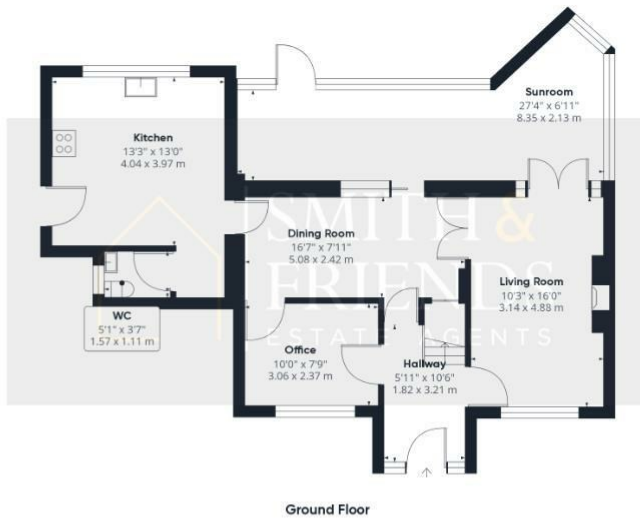


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# Chandlers Ridge, Middlesbrough, TS7 0JL



Ground Floor



Floor 1



**Approximate total area\***  
1070.17 ft<sup>2</sup>  
99.42 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			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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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