



SMITH & FRIENDS are delighted to offer this impressive and beautifully presented three bedroom detached property situated on Guisborough Road in Nunthorpe. The property is within easy reach to local amenities such as Nunthorpe train station, local shops and well regarded schools. The attractive living accommodation briefly comprises; entrance hallway with original panelling to walls and staircase, downstairs WC, dining room opening to the living room with doors opening to the garden, a re fitted kitchen/diner comprising of; modern fitted kitchen with stunning work surfaces, 1 1/2 bowl sink/drainer, patterned splashback, electric oven, electric hob with cooker hood over, plumbing for washing machine, dish washer and space for fridge/freezer. To the first floor landing are two double bedrooms, the master has lovely views of Roseberry Topping and the countryside, one single bedroom and a modern family bathroom comprising of a four piece suite. The property also has the benefit of a full width loft. Externally, to the front of the property is private gates leading to ample parking for multiple cars. To the rear of the garden is an amazing outbuilding which can be used for multiple purposes and is complete with a living area with uPVC French Doors opening to the rear garden, a shower room with wash hand basin and WC and a kitchen area with a fitted hob, extractor, sink and uPVC French doors to the garden. The rear garden is offered with a good degree of privacy, enclosed and fence bound with a well maintained lawn area lined with mature shrubs and trees and paved. Early viewing comes highly recommended to fully appreciate this sought after family home.

Guisborough Road, Middlesbrough, TS7 0JF

3 Bedroom - House - Detached

£400,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

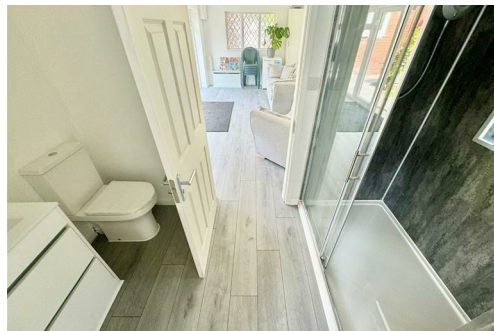


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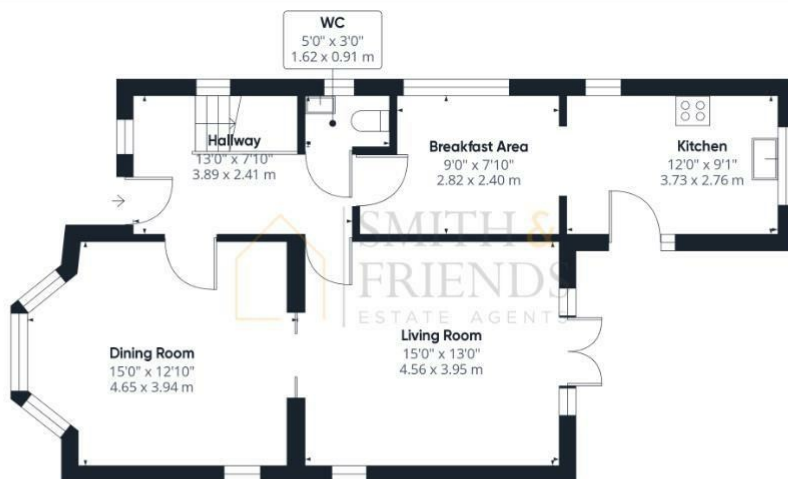
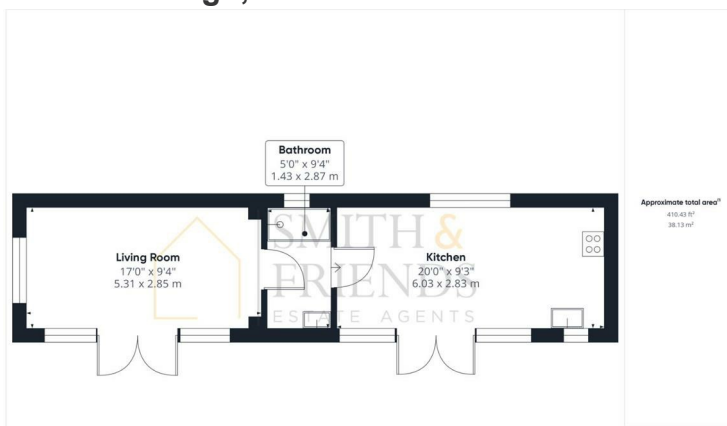


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1268.31 ft²
117.83 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			
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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