



SMITH & FRIENDS are delighted to offer to the market this beautifully presented four-bedroom detached property which offers well proportioned living accommodation throughout, attractive finishes and is situated in a sought after estate in Nunthorpe within easy reach to local schools, shops and Nunthorpe train station. The floorplan space briefly comprises; entrance hallway with tiled floor and under stairs storage, separate living room, an excellent open plan kitchen/entertaining room with a range of attractive fitted base and wall units stainless steel sink with a mixer tap; Integrated dishwasher, fridge-freezer; double electric oven microwave; four ring induction hob. There is also the benefit of an added seating area with bi-folding doors to enjoy lovely views of the garden. To complete the ground floor is a spacious utility room offering work surface with space and plumbing for a washing machine and a downstairs cloakroom/WC. To the first floor is a generous landing area with a useful storage cupboard, four good size bedrooms and a modern bathroom fitted with a contemporary style white suite comprising: Wall-mounted wash hand basin incorporated in storage beneath and a mixer tap; Panelled bath with waterfall mains shower and handheld attachment and close coupled WC. The master bedroom has the benefit of an en-suite shower room. Externally to the rear of the property is a fantastic garden which is mainly laid to lawn with a patio seating area and access to a bar. To the front of the property is a driveway for two cars leading to the single garage. Early viewings come highly recommended to fully appreciate.

Low Gill View, Middlesbrough, TS7 8AX

4 Bedroom - House - Detached

£360,000

EPC Rating: B

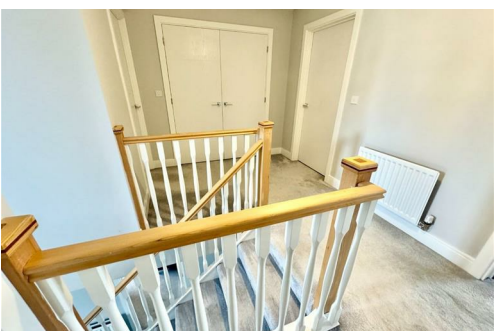
Tenure: Freehold

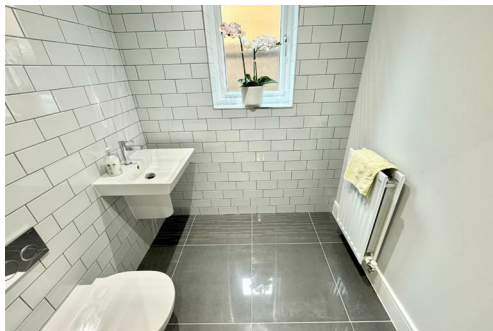
Council Tax Band: E



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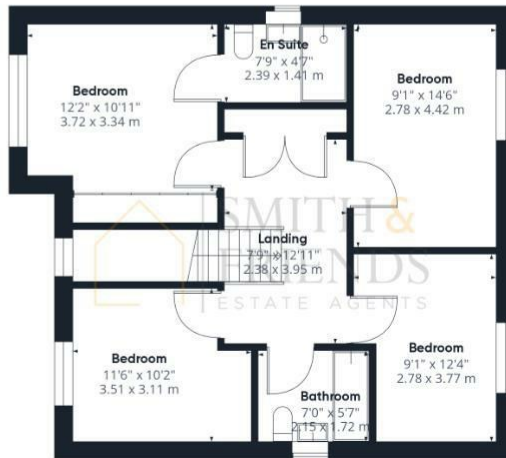
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Ground Floor



Floor 1

Approximate total area¹⁾
 1400.49 ft²
 130.11 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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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