



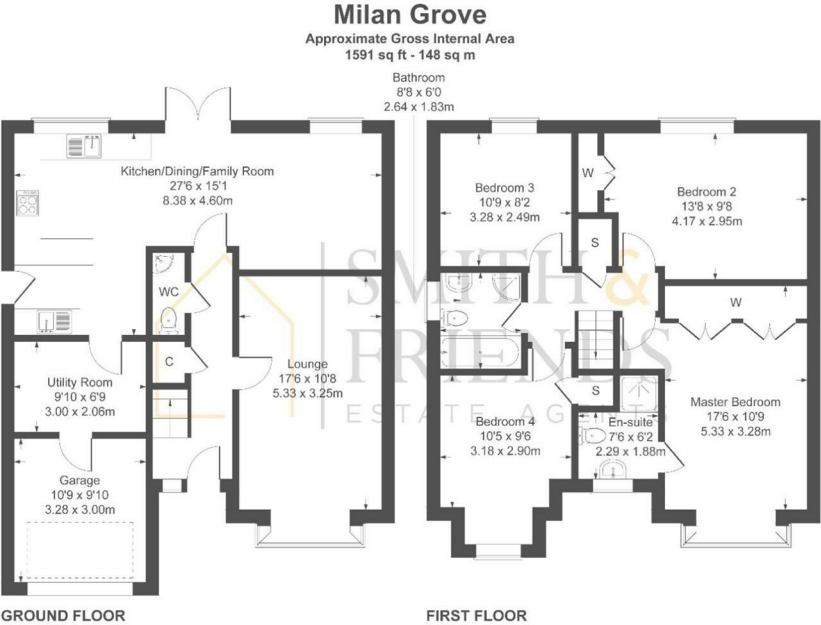
SMITH & FRIENDS are delighted to offer to the market this beautifully presented and ready to move into FOUR bedroom executive home located in a quiet cul-de sac within the highly desirable Nunthorpe area. The property is within walking distance to local amenities, schools and Nunthorpe railway station. The immaculate living accommodation briefly comprises; lengthy entrance hall with stairs to the first floor landing, ground floor WC, good size bay fronted living room, an impressive open plan kitchen/ family area comprising of; a modern range of recently fitted shaker design wall and floor units with granite work surfaces, large larder cupboard, ample storage, integrated oven, fridge and freezer, dishwasher, and hob with extractor over and granite splashback. The space is perfect for entertaining and has the benefit of French doors opening to the rear garden, as well as a useful utility room and internal access to the garage. To the first floor there are four well proportioned bedrooms, the master with built-in wardrobes and an en-suite shower room and there is a separate modern family bathroom which comprises of a four piece suite including bath and separate shower cubicle. Externally to the front of the property is a block paved driveway offering parking and leading to the remainder of the garage which has an electric door. To the rear there is a good size, enclosed garden which overlooks woodland offering a high degree of privacy. The garden has been landscaped with paved patio, planted borders, timber shed and has the benefit of a summerhouse which is complete with electric and lighting. Viewings come highly recommended to fully appreciate.

**Milan Grove, Nunthorpe, Middlesbrough, TS7 0DQ**  
**4 Bed - House - Detached**  
**£370,000**  
**EPC Rating: B**  
**Council Tax Band: E**  
**Tenure: Freehold**





Milan Grove, Middlesbrough, TS7 0DQ



Not to Scale. Produced by The Plan Portal 2024  
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(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		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

