



**Grey Towers Drive, Nunthorpe, TS7 0LS**  
**4 Bed - House - Detached**  
**Offers Over £455,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: F**



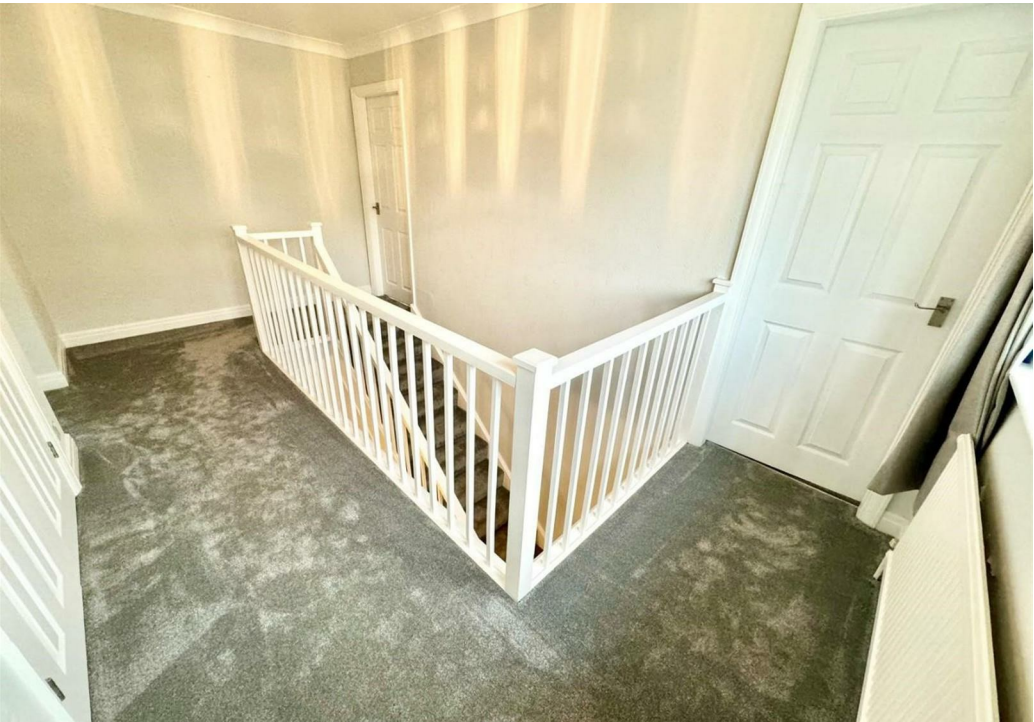
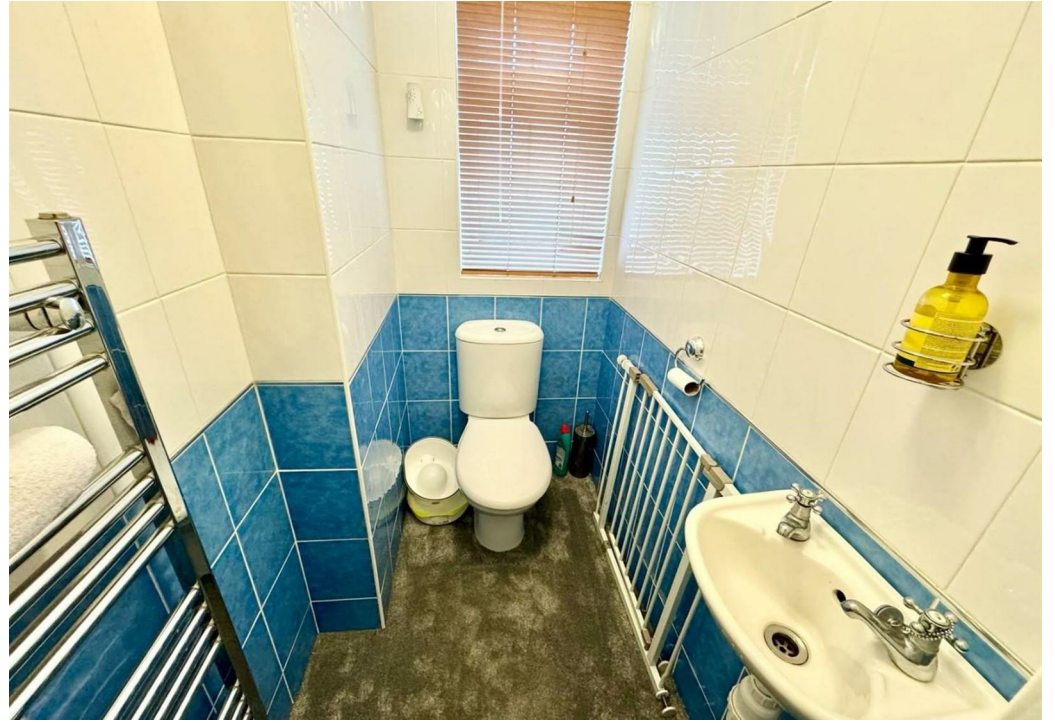
**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Grey Towers Drive Nunthorpe, Middlesbrough, TS7 0LS

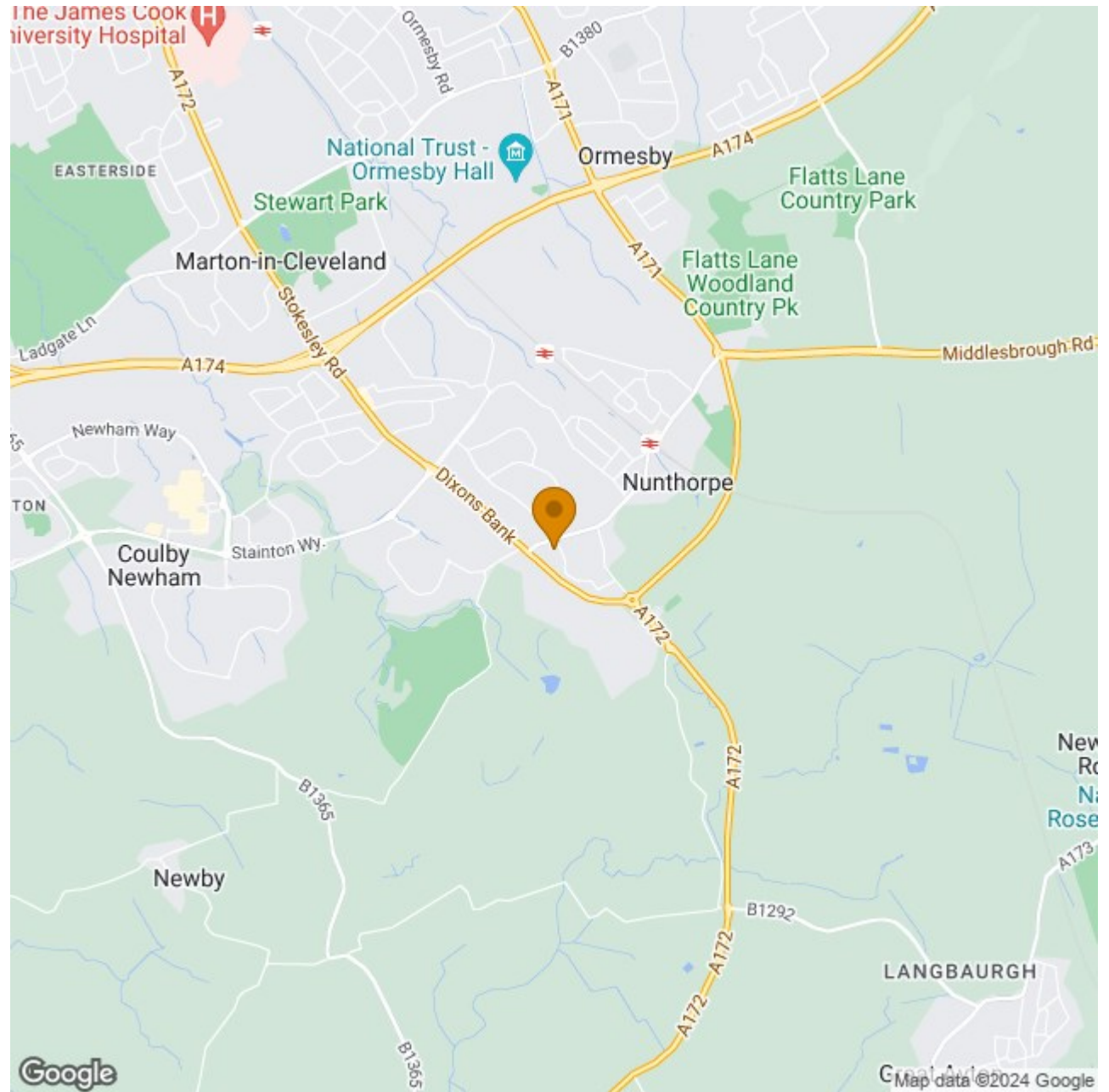
SMITH & FRIENDS are delighted to offer to the market this generously sized and beautifully presented, two-story residence which offers 1797 square feet of comfortable living space, making it perfect for a growing or established family. The property is situated on the executive & sought after Grey Towers Drive within easy reach to local Nunthorpe amenities. The home benefits from newly laid carpets to the first first floor landing are a recently decorated. The well presented ground floor comprises; entrance hall leading to a fantastic reception hallway with staircase to the first floor. downstairs cloakroom/WC, a large living room - ideal for entertaining guests or lounging with the family which flows into a picturesque uPVC conservatory filled with natural light, a separate dining room, fully equipped kitchen which includes a integrated double oven, integrated dishwasher and has an adjoining utility room for convenience. To the first floor landing is a spectacular feature landing with useful storage cupboards, four ideally-sized bedrooms, master bedroom has a en-suite family bathroom, family bathroom each fitted with a three piece suite. Externally to the rear of the property is a enclosed garden which is mainly laid to lawn with mature shrubs and borders. To the front of the property is a extensive driveway providing parking for multiple vehicles leading to the double garage. Viewings come highly recommended to view this rare to the market family home.

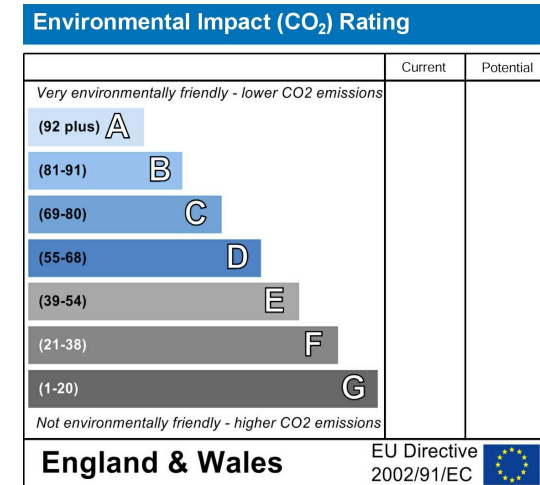
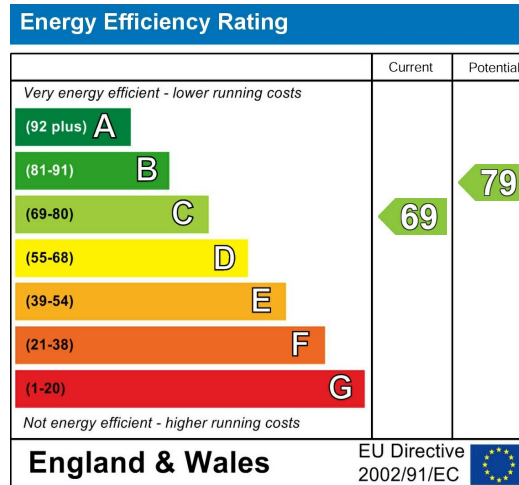


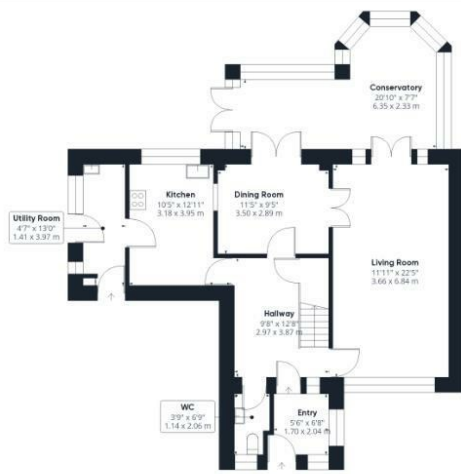












Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1800.12 ft<sup>2</sup>  
 167.24 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.

GIRAFFE360

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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