

# CLARKE | MUNRO

ESTATE AGENTS

16 Rookwood Road, Nunthorpe, Middlesbrough, TS7



Price: Offers in the  
Region Of £350,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- NO ONWARD CHAIN
- BEAUTIFUL EDWARDIAN STYLE SEMI DETACHED HOUSE FULL OF CHARM
- LOCATED IN THE HEART OF NUNTHORPE AND OCCUPYING A GENEROUS PLOT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM / GROUND FLOOR WC
- FREEHOLD

## Property Description:

If you are looking for charm and character then look no further. Clarke Munro are excited to bring to the market this beautiful Edwardian semi-detached home which has been lovingly maintained. This special home oozes charm and space whilst retaining its inherent period features, perfect for the ever growing family. The floorplan briefly comprises an entrance vestibule, entrance hallway, living room with a feature exposed brick fireplace bay windows to both elevations. The sitting room again offers access to a lovely farmhouse design kitchen integrated appliances. The kitchen opens into and there is also a ground floor WC. The first floor you have three double bedrooms and a good sized family bathroom. Off the landing there is a staircase leading to the second floor bedroom with ample storage space and access into the eaves. Located on this highly revered street in the heart of Nunthorpe, this home offers easy access to local amenities, a number of sought after schools and Nunthorpe train station providing easy access to Middlesbrough town centre.

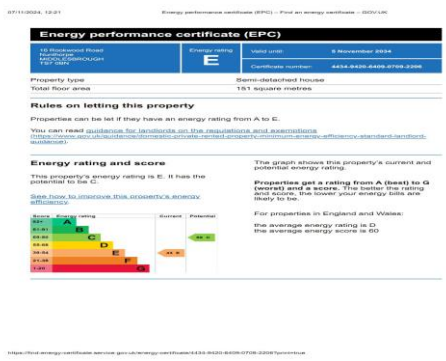
# 16 Rookwood Road, Nunthorpe, Middlesbrough, TS7 0BN

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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