

WHITBY ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HU



- ▲ A Beautifully Presented & Spacious Three Bedroom Semi Detached House
- ▲ Occupying a Lovely Plot Within a Quiet Cul-De-Sac
- ▲ Triple Width Driveway
- ▲ Generous Private Landscaped Garden
- ▲ Modern Open Plan Kitchen Diner with Separate Utility, Ground Floor WC & Additional Storage Area

- ▲ Converted Garage Provides a Home Office or Playroom
- ▲ Separate Living Room
- ▲ Three Generous Size Bedrooms
- ▲ Modern Shower Room
- ▲ Early Viewing Advised

Offers Over £235,000

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A beautifully presented and spacious three bedroom bay fronted semi-detached house located in a quiet cul-de-sac and occupying a fabulous plot with triple width driveway and a generous private landscaped rear garden.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 4.06m x 3.56m (13'4" x 11'8")

With recess shelving and bay window to the front elevation.

OFFICE/PLAYROOM - 4.11m x 2.3m (13'6" x 7'7")

With spotlighting.

KITCHEN DINER - 5.7m x 3.8m (18'8" x 12'6")

With a modern range of fitted wall and floor units, complementing work surfaces and integrated appliances. Spotlighting and French doors open to the rear garden.

UTILITY ROOM - 2.36m x 2.29m (max) (7'9" x 7'6" (max))

With built-in range of units, plumbing for washing machine and dryer, wall mounted boiler, part vaulted ceiling and access to ...

STORE CUPBOARD - 2.29m x 1.17m (7'6" x 3'10")

GROUND FLOOR WC - 1.42m x 0.79m (4'8" x 2'7")

With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.8m x 3.5m (12'6" x 11'6")

With built-in wardrobe.

BEDROOM TWO - 4.06m x 3m (13'4" x 9'10")

BEDROOM THREE - 2.7m x 2.36m (8'10" x 7'9")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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SHOWER ROOM - 2.4m x 2.03m (7'10" x 6'8")

Modern suite comprising double shower cubicle, floating vanity wash hand basin, low level WC, modern heated towel rail and spotlighting.

EXTERNALLY

PARKING & GARDEN

Externally there is a triple width block paved driveway to the front elevation and a generous private landscaped garden to the rear with lawn and patio.

BUYERS IDENTIFICATION CHECK(S)

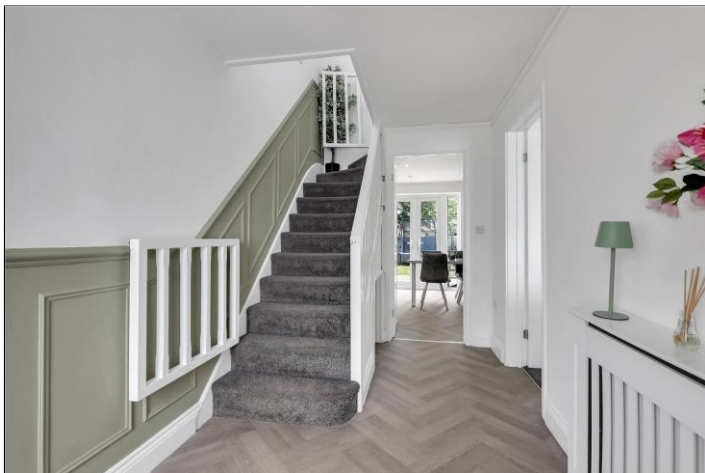
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/NUN260428/04082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



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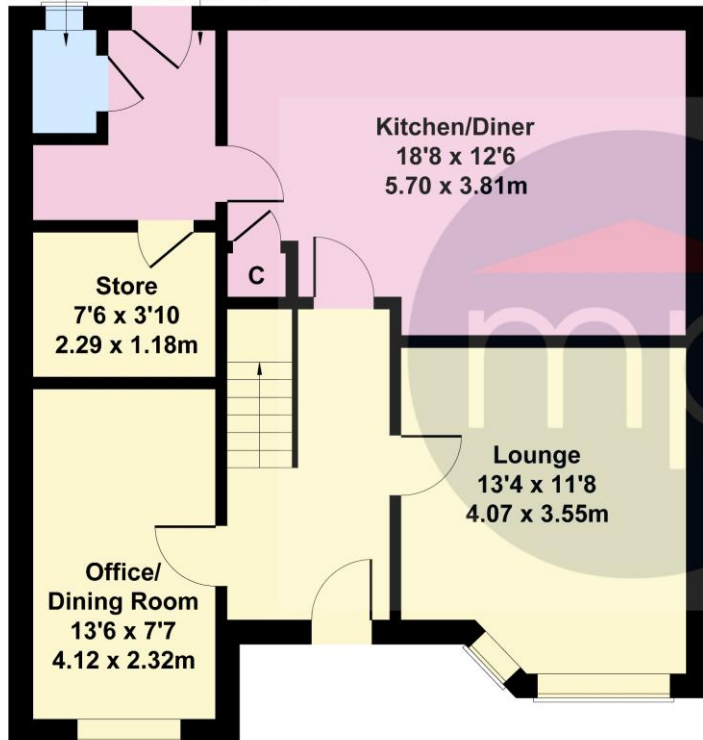
Whitby Road

Approximate Gross Internal Area
1163 sq ft - 108 sq m

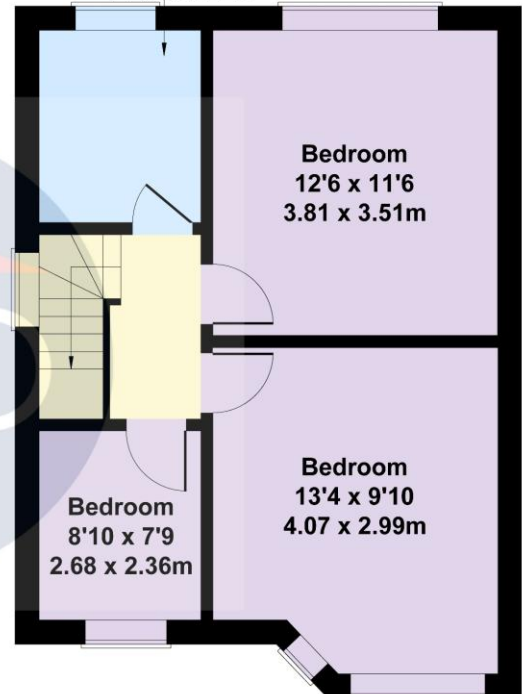
WC
4'8 x 2'7
1.43 x 0.79m

Utility Room
7'9 x 7'6
2.37 x 2.28m

Shower Room
7'10 x 6'8
2.40 x 2.02m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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