

GUISBOROUGH ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0JS



- ▲ Offered For Sale with No Forward Chain
- ▲ A Spacious Mature Bay Fronted Semi Detached House
- ▲ Located in a Prime Residential Area of Nunthorpe
- ▲ Offering Easy Access to Local Schools & Shops
- ▲ Large Bay Front Living Room & Separate Dining Room
- ▲ Fitted Kitchen with Rear Utility & Ground Floor WC
- ▲ Three Double Bedrooms & Spacious Bathroom
- ▲ Driveway Leading to a Large Detached Garage
- ▲ Spacious Well Presented Landscaped Private Rear Garden

£235,000

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Offered for sale with no forward chain, a spacious mature three bedroom bay fronted semi-detached house located within this prime area of Nunthorpe offering easy access to local schools and shops. Features include a large private landscaped rear garden, two reception rooms, three double bedrooms and gravelled driveway leading to a large, detached garage. Please call our Nunthorpe Office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With staircase to the first floor and two large storage cupboards.

LOUNGE - 5m x 4.32m (max) (16'5" x 14'2" (max))

With bay window to the front elevation and stone display plinth with inset fire.

DINING ROOM - 3.96m x 3.33m (13' x 10'11")

KITCHEN - 3.96m x 2.72m (13' x 8'11")

With a range of fitted wall and floor units.

UTILITY AREA - 2.62m x 1.63m (8'7" x 5'4")

With plumbing for washing machine and side external door.

CLOAKROOM/WC - 1.04m x 0.7m (3'5" x 2'4")

FIRST FLOOR

BEDROOM ONE - 5m x 4.32m (16'5" x 14'2")

With bay to the front elevation and built-in wardrobe.

BEDROOM TWO - 3.96m x 3.33m (13' x 10'11")

BEDROOM THREE - 3.96m x 2.77m (13' x 9'1")

BATHROOM - 2.57m x 2.34m (8'5" x 7'8")

Five-piece suite comprising bath, low level WC, bidet, low level WC, shower cubicle and part tiled walls.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS, PARKING & GARAGE

Externally there is a mature garden to the front elevation and a gravelled driveway with double gates leading to a large, detached garage. To the rear there is a stunning mature landscaped garden with an array of different seating areas including lawn, well stocked borders, water feature and pergola.

AGENTS REF: - DP/LS/NUN260103/18052026

Council Tax Band: D **Tenure:** Freehold

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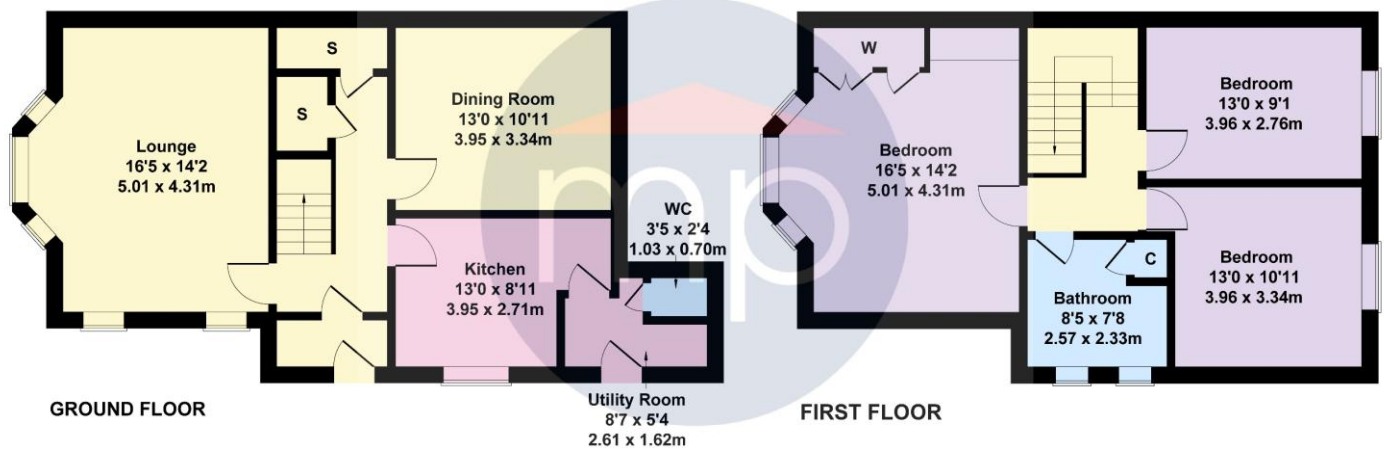


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need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

Guisborough Road

Approximate Gross Internal Area
1313 sq ft - 112 sq m



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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