

THE CRESCENT, NUNTHORPE, MIDDLESBROUGH, TS7 0JP



- ▲ A Beautifully Presented Four Bedroom Detached Family Home
- ▲ Located Within This Prime Area of Nunthorpe
- ▲ Occupying a Lovely Plot with a Large Mature Private Rear Garden
- ▲ Open Plan Kitchen Diner with a Stunning Range of Units & Granite Worktops
- ▲ Orangery with Large Glass Apex Enjoying Pleasant Views Over the Private Garden
- ▲ Spacious Entrance Hall & 22ft Living Room

- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Refurbished Modern Family Bathroom
- ▲ Easy Access to Local Amenities, Schools & Transport Links Including Train Station & Regular Bus Service
- ▲ This Really is a Stunning Property That Needs to Be Seen Internally to Be Appreciated
- ▲ Please Call Our Nunthorpe Office to Arrange Your Viewing Today

£475,000

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A mature four bedroom detached family residence located within this sought after area of Nunthorpe and occupying a fabulous plot with a large mature private rear garden. Internal features include a stunning open plan kitchen diner with access to an orangery, separate living room, spacious entrance hall and landing, four generous size bedrooms and refurbished modern bathroom. The property is conveniently located offering easy access to local schools and amenities. Please call our Nunthorpe office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL

A spacious light and airy entrance hall with oak staircase and glass panelling.

GROUND FLOOR WC - 2.34m x 0.84m (7'8" x 2'9")

With low level WC and wash hand basin.

LOUNGE - 6.73m x 3.86m (22'1" x 12'8")

Feature fire surround with inset fire, exposed beam and French doors open to the private garden.

OPEN PLAN KITCHEN DINING ROOM - 5.97m (19'7") (max) x 5.4m (17'9") (max)

With a stunning range of modern fitted units and granite work surfaces, range style cooker with extractor over, integrated fridge, freezer, washing machine and dishwasher. Tiled splashbacks, side external door and French doors open to the orangery.

ORANGERY - 3.73m x 3.58m (12'3" x 11'9")

With large glass apex flooding the area with natural light, enjoying pleasant view over the rear garden and French doors to the side aspect.

FIRST FLOOR

SPACIOUS LANDING

BEDROOM ONE - 4.2m x 3.89m (13'9" x 12'9")

BEDROOM TWO - 3.73m x 3.28m (12'3" x 10'9")

With built-in wardrobe.

BEDROOM THREE - 3.89m x 2.72m (12'9" x 8'11")

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BEDROOM FOUR - 3.25m x 2.24m (10'8" x 7'4")

BATHROOM - 2.6m x 2.34m (8'6" x 7'8")

Modern refurbished suite comprising P' shaped bath with shower over and screen, vanity style wash hand basin and low level WC with storage, and tiled walls.

EXTERNALLY

PARKING, GARAGE & GARDENS

Externally to the front there is a gravelled driveway leading to the detached garage with pitched roof and a landscaped garden. To the rear there is a large beautiful mature private garden offering an array of well stocked borders, summerhouse, greenhouse, shed and patio area.

AGENTS REF: - DP/LS/NUN170250/09092025

Council Tax Band: E **Tenure:** Freehold

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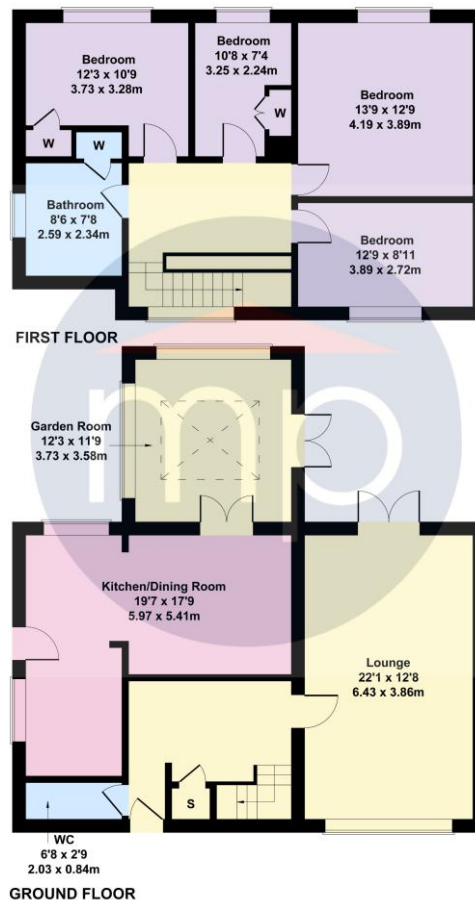


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The crescent

Approximate Gross Internal Area
1580 sq ft - 147 sq m



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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