

SILVERDALE, NUNTHORPE, MIDDLESBROUGH, TS7 0RF



- ▲ A Spacious & Extended Four Bedroom Semi Detached House
- ▲ Quiet Cul-De-Sac Setting
- ▲ Two Reception Rooms
- ▲ 18ft Open Plan Kitchen Breakfast Room

- ▲ Converted Garage to Create a Utility Room & Ground Floor WC
- ▲ Modern Shower Room
- ▲ Double Width Driveway
- ▲ Good Access to Local Schools

Offers Over £220,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An extended four bedroom semi-detached house offering well planned accommodation and located within a quiet cul-de-sac within this popular area of Nunthorpe. Features include two reception rooms, extended kitchen, part converted garage to create a utility room and WC, four generous size bedrooms and modern shower room. Early viewing advised.

GROUND FLOOR

ENTRANCE HALL

An extended entrance hall with storage and staircase to the first floor.

PART CONVERTED GARAGE

With storage available to the front.

UTILITY - 4.27m x 2.6m (14' x 8'6")

WC - 1.85m x 1.22m (6'1" x 4')

LOUNGE - 6.07m x 3.56m (19'11" x 11'8")

With access to the study/dining room.

STUDY/DINING ROOM - 4.5m x 3.58m (14'9" x 11'9")

With patio door to the side elevation.

KITCHEN BREAKFAST ROOM - 5.6m x 3.25m (18'4" x 10'8")

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over, plumbing for washing machine, tiled splashbacks and rear external door.

FIRST FLOOR

BEDROOM ONE - 3.89m x 3.45m (12'9" x 11'4")

With built-in wardrobes.

BEDROOM TWO - 3.48m x 2.67m (11'5" x 8'9")

BEDROOM THREE - 4.17m x 2.57m (13'8" x 8'5")

With built-in wardrobes.

BEDROOM FOUR - 4.7m x 3.2m (15'5" x 10'6")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



SILVERDALE, TS7 0RF

SHOWER ROOM - 2.64m x 1.65m (8'8" x 5'5")

Modern suite comprising low level WC, vanity wash hand basin, shower cubicle, tiled walls and floor and spotlighting.

AGENTS REF: - DP/LS/MID230152/19062026

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

EXTERNALLY

GARDENS & PARKING - Externally the property is located within a quiet cul-de-sac and features a double width driveway to the front with access to the remainder of the garage. To the rear there is an enclosed and private garden with block paved patio and raised sleeper borders.

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.

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



SILVERDALE, TS7 0RF

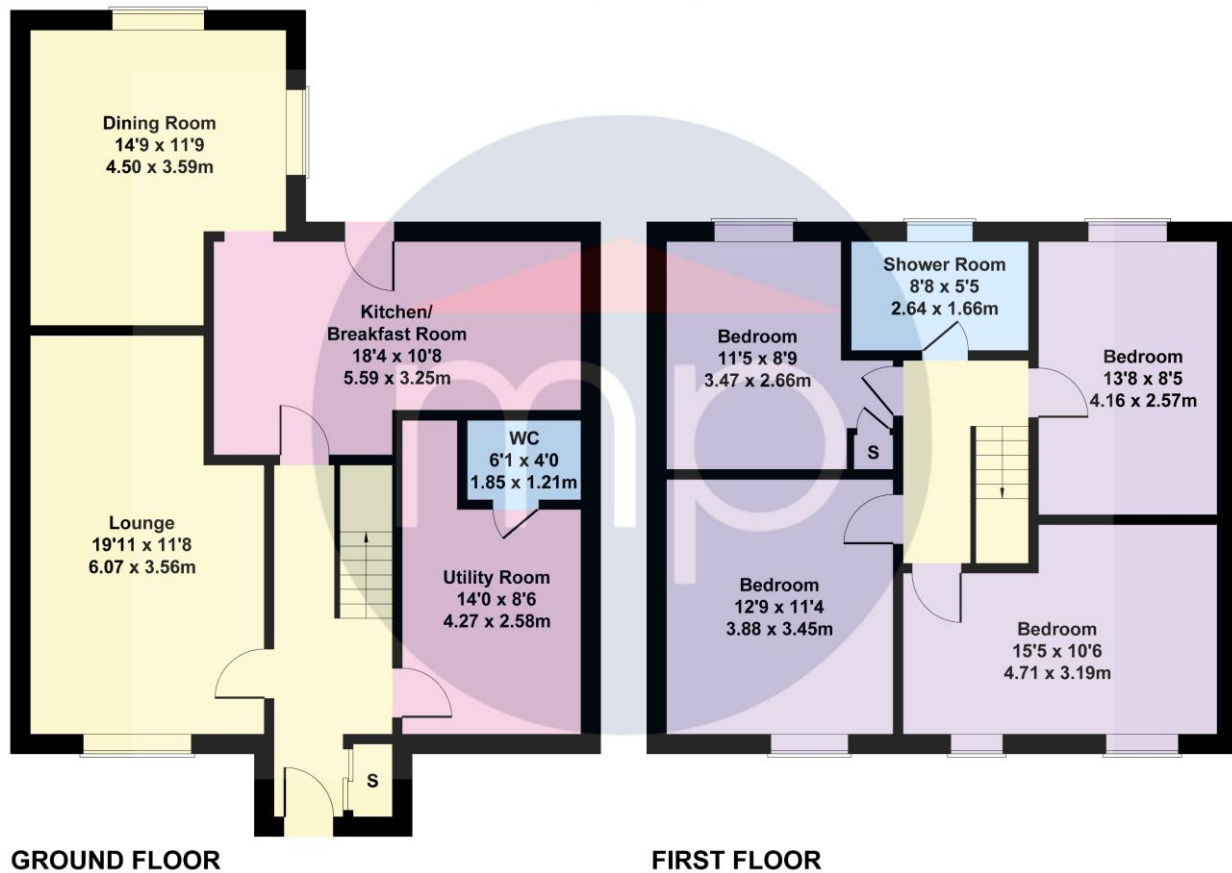


SILVERDALE, TS7 0RF



Silverdale

Approximate Gross Internal Area
1507 sq ft - 140 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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions