

LAMONBY CLOSE, NUNTHORPE, MIDDLESBROUGH, TS7 0QG



- ▲ A Spacious Four Bedroom Detached House Located Within this Popular Area of Nunthorpe
- ▲ Spacious Living Room & Separate Dining Room with Patio Door to the Rear Garden
- ▲ Enclosed Well Maintained Rear Garden
- ▲ Ground Floor WC
- ▲ Fitted with Kitchen with Integral Door to Single Garage
- ▲ Modern Shower Room
- ▲ Corner Plot
- ▲ Early Viewing Advised

Offers Over £260,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A well-presented four bedroom detached house located within this popular area of Nunthorpe occupying a lovely corner plot with a driveway, single garage and enclosed private well-maintained rear garden. Internal features include two spacious reception rooms, fitted kitchen, ground floor WC, four generous size bedrooms and modern shower room.

GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC - 1.42m x 1.78m (4'8" x 5'10")

With low level WC and wash hand basin.

LOUNGE - 6.30m x 3.74m (max) (20'8" x 12'3" (max))

KITCHEN - 3.25m x 2.64m (10'8" x 8'8")

With a range of fitted wall and floor units, complementing work surfaces, space for cooker, integrated fridge and freezer, spotlighting, tiled splashbacks and courtesy door to the garage.

DINING ROOM - 4.78m (15'8") into stairwell x 2.89m (9'6")

With patio door to the rear garden and staircase to the first floor.

FIRST FLOOR

BEDROOM ONE - 3.54m (11'7") into alcove x 3.81m (12'6")

With built-in wardrobe.

BEDROOM TWO - 3.80m (12'6") x 3.56m (11'8") into alcove

BEDROOM THREE - 3.31m x 2.72m (10'10" x 8'11")

BEDROOM FOUR - 2.93m x 2.64m (9'7" x 8'8")

SHOWER ROOM - 2.63m (8'8") into alcove x 1.69m (5'7")

Modern refurbished suite comprising walk-in shower enclosure, low level WC, wash hand basin, heated towel rail, tiled walls and storage cupboard.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



LAMONBY CLOSE, TS7 0QG

EXTERNALLY

GARAGE - 5.42m x 2.65m (17'9" x 8'8")

Externally a driveway leads to a single garage with internal door to the kitchen and rear access door to the garden.

GARDENS

Front garden and to the rear there is an enclosed and well maintained garden with patio, lawn, well stocked borders and hedge boundary to the side elevation.

AGENTS REF: - DP/LS/NUN260215/20032026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



LAMONBY CLOSE, TS7 0QG

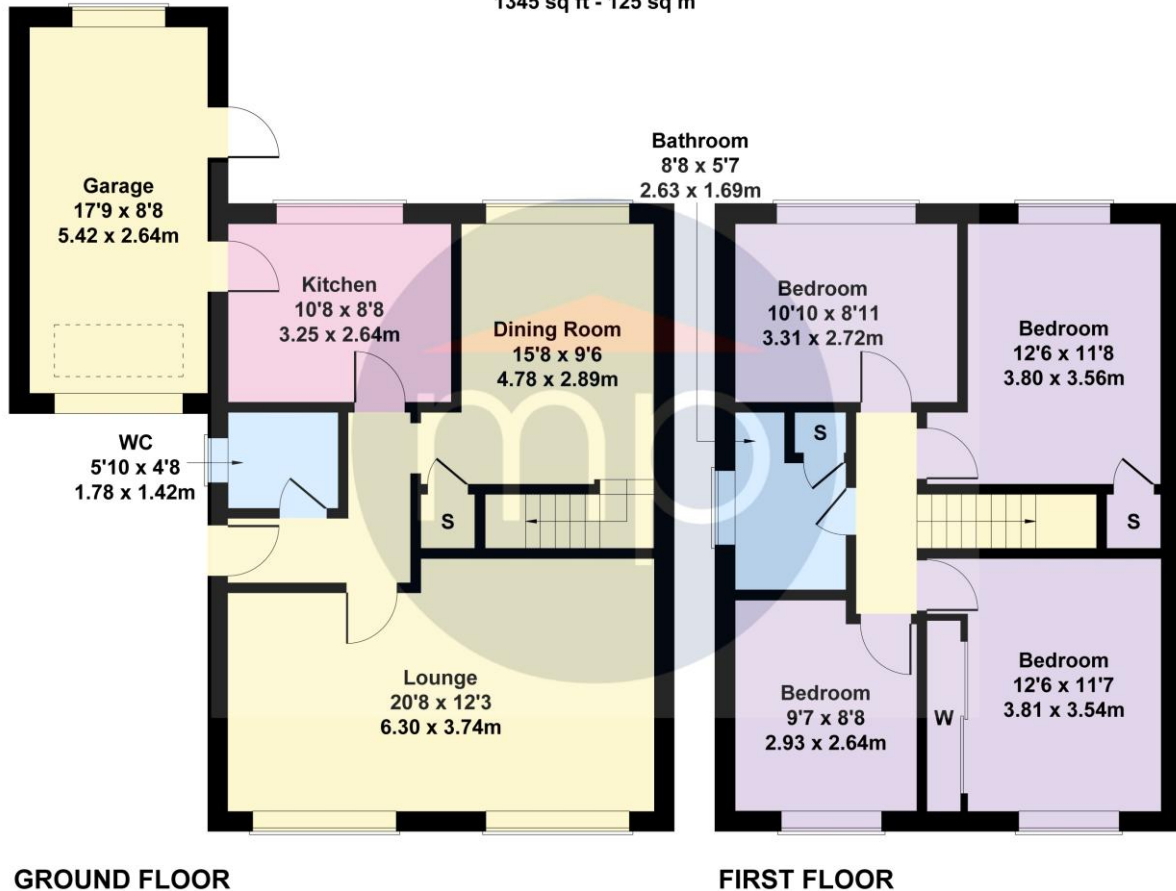


LAMONBY CLOSE, TS7 0QG



Lamonby Close

Approximate Gross Internal Area
1345 sq ft - 125 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