



## 3 Egton Avenue

Nunthorpe, Middlesbrough, TS7 0QY

**Offers In Excess Of £280,000**



Igomove are honoured to bring to the market this spacious three bedroom detached bungalow pleasantly positioned in the highly desirable area of Nunthorpe located just off the A172. This extremely well presented and much improved home is nothing short from a gem, offering spacious living accommodation perfect for an array of buyers. Nunthorpe is located within easy reach of the regions road, rail and air network was well as situated close to a vast range of local shops and amenities including schools as well as beautiful surrounding countryside views of Eston Hills & Roseberry Topping.





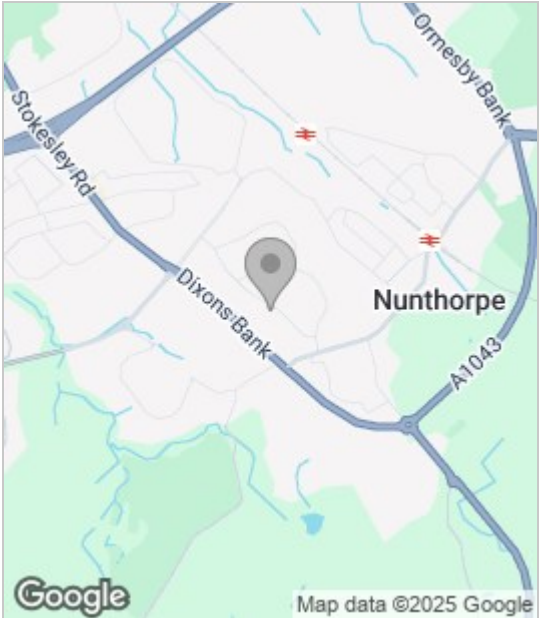
On entry, you are met with a beautiful, light and airy hallway. To the immediate right is an impressive and upgraded open plan lounge/dining area. This lengthy living space is perfect for any family gatherings as well as relaxing as each corner has a privacy of its own. Back into the hallway and following into the kitchen, you are met with an abundance of notable features from spectacular wall and base units to its integrated appliances and plumbing, it also benefits from access to the side and into the garden.

Moving back into the hallway, you are followed through to the living quarters. The master bedroom, located to rear aspect is spacious and bright featuring ample living space. Bedroom two, also to rear aspect, benefit from sliding doors which leads out to the rear garden. The third bedroom is a spacious & versatile single room. The bathroom is tastefully upgraded featuring a fitted bath, overhead shower, hand wash basin and WC.

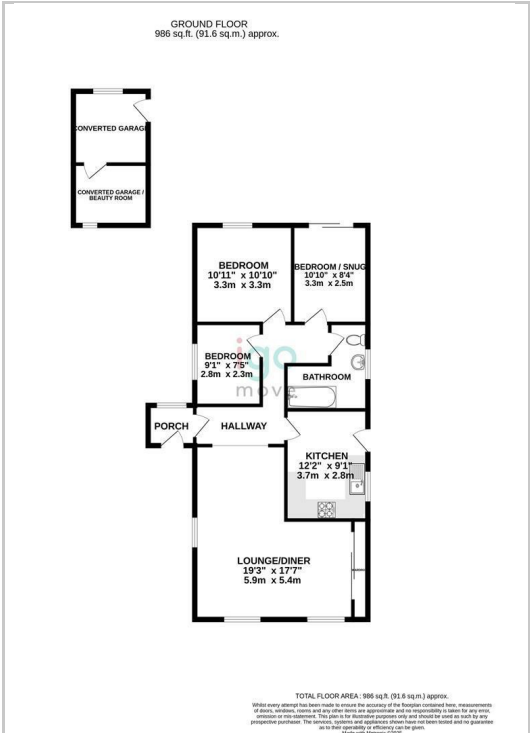
Externally, there are very well tended gardens to the front and rear along with a garage conversion servicing two rooms and a long driveway for parking. The spacious split level rear garden enjoys a high degree of privacy as well as ample patio space ideal for hosting and gathering.

Make it your own and book your viewing today. Igomove are open 7 days a week.

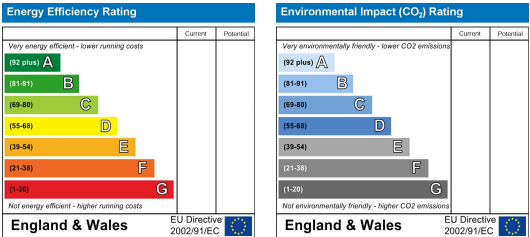
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.