



22 Guisborough Road, Nunthorpe

Guide Price £225,000



For Sale by Auction





22 Guisborough Road

Nunthorpe, Middlesbrough

For Sale By Auction – A beautifully presented and deceptively spacious two bedroom semi-detached house occupying a large plot, ideal for future development subject to planning.

- No Forward Chain
- A Beautifully Presented & Deceptively Spacious Two Bedroom Semi Detached House
- Extended & Modernised by the Current Owners
- Occupying a Large Plot, Ideal for Future Development – Subject to Planning
- Large Private Garden
- 24ft Living Room
- Further Reception Room
- Conservatory Enjoying Views Over the Garden
- Spacious Kitchen Breakfast Room
- Modern Ground Floor Bathroom
- Two Double Bedrooms to the First Floor
- Large Greenhouse Accessed Via the Patio Area & Pergola
- Ample External Storage with Large Cabin & Storage Shed
- Easy Access to Local Amenities at Nunthorpe Shops & Nunthorpe Secondary School

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Nunthorpe, Middlesbrough

*** For Sale By Auction *** Taking Bids Now *** Option 2 ***

www.agentspropertyauction.com

A beautifully presented and deceptively spacious two bedroom semi-detached house occupying a large plot, ideal for future development subject to planning.

Internal features include a spacious fitted kitchen, two reception rooms, conservatory and two double bedrooms.

Externally there is ample parking on the extensive driveway and a large private rear garden with a number of outbuildings including a timber cabin and large greenhouse.

The property is offered for sale with no forward chain and offers easy access to Nunthorpe secondary school and Nunthorpe shops.

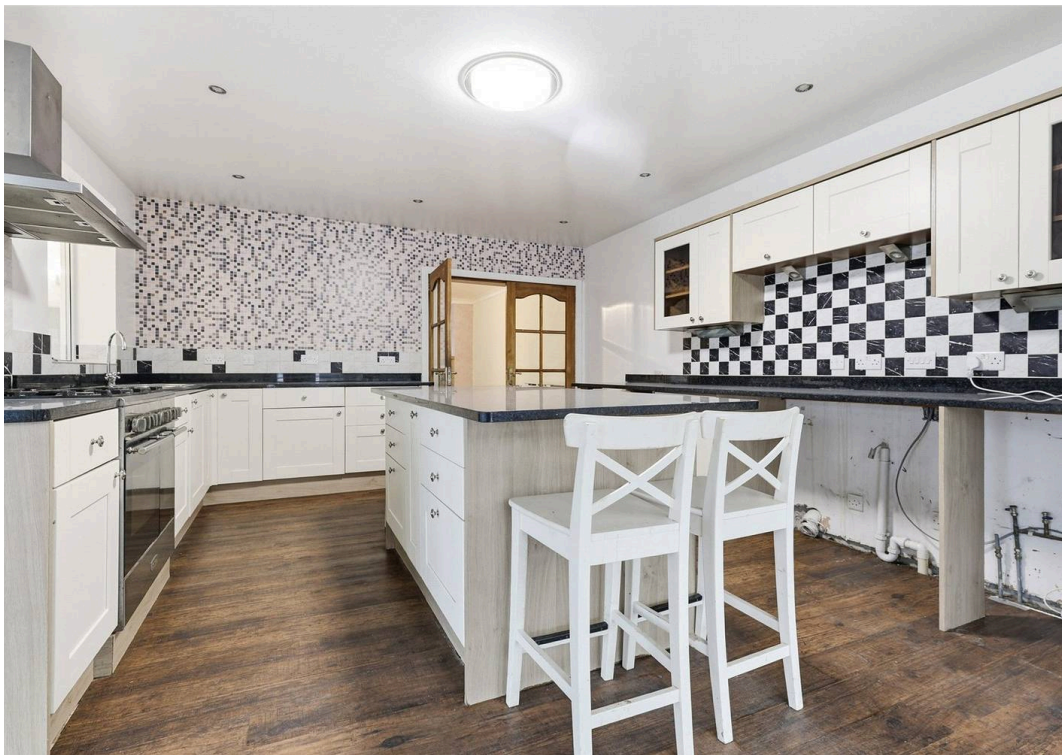
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







GROUND FLOOR

Reception Room

22' 10" x 9' 2" (6.96m x 2.80m)

With three windows to the side elevation flooding the room with natural light.

Bathroom

9' 2" x 9' 1" (2.80m x 2.77m)

Modern white suite comprising large spa style bath, low level WC and wash hand basin.

Lounge/Diner

24' 4" x 14' 10" (7.42m x 4.52m)

With bay window to the front elevation, attractive stone fire surround with wood burning stove, staircase to the first floor and double doors to the kitchen.

Kitchen

18' 2" x 13' 6" (5.54m x 4.11m)

With a smart range of shaker design fitted wall and floor units, island, range style cooker with extractor over, space for American style fridge freezer, plumbing for washing machine, spotlighting, French doors to the rear terrace and French doors open to the conservatory.

Conservatory

13' 5" x 13' 5" (4.10m x 4.10m)

Enjoying pleasant views over the garden.

FIRST FLOOR

Bedroom One

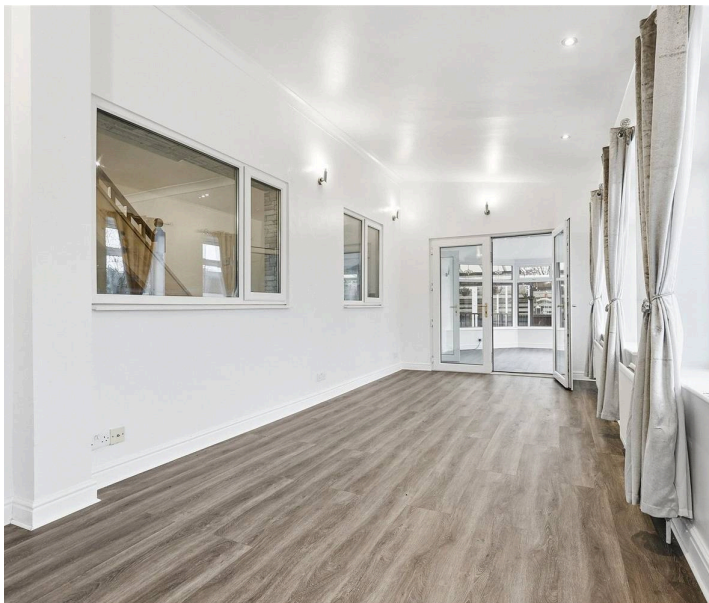
14' 11" x 10' 5" (4.55m x 3.18m)

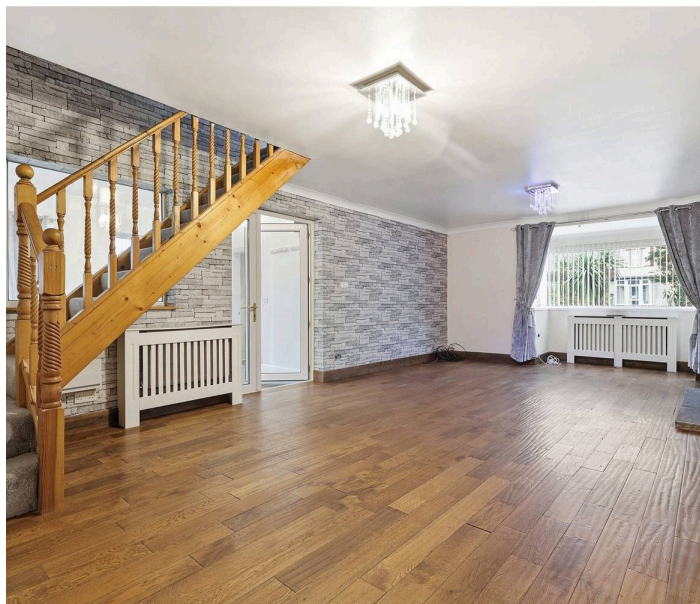
With built-in wardrobe.

Bedroom Two

13' 7" x 11' 7" (4.14m x 3.53m)

With built-in wardrobe.





EXTERNALLY

Parking & Garden

Externally to the front of the property there is an extensive paved driveway offering parking for three to four cars with double gated access to the side of the property. To the rear there is an extensive lawned garden with patio areas, gazebo style covering from the French from the kitchen to a lovely terrace and number of outbuildings include a large greenhouse, summerhouse and storage shed. The garden is ideal for future development subject to any planning.

Auction House Disclaimer

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

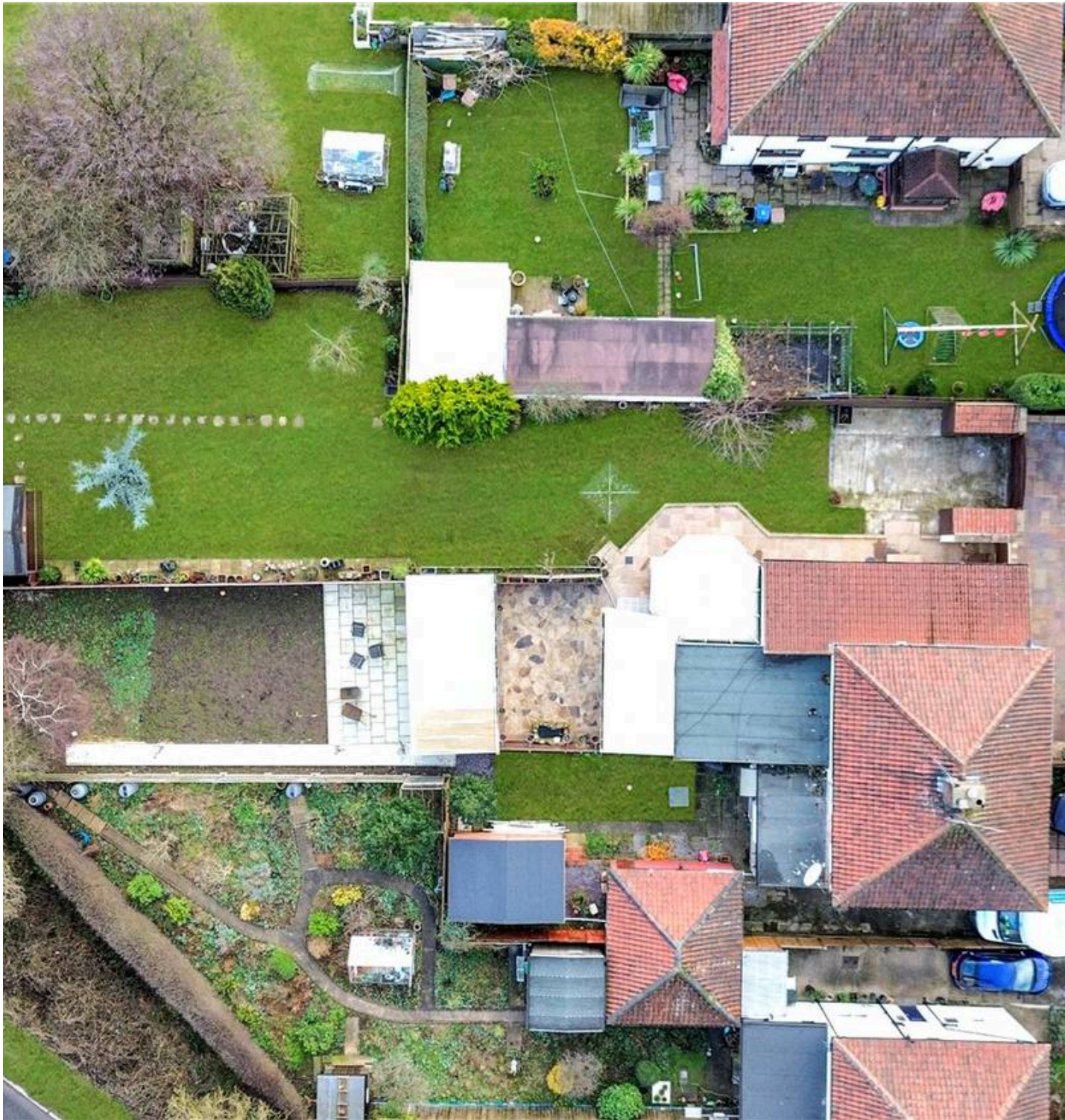
Disclaimer

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.







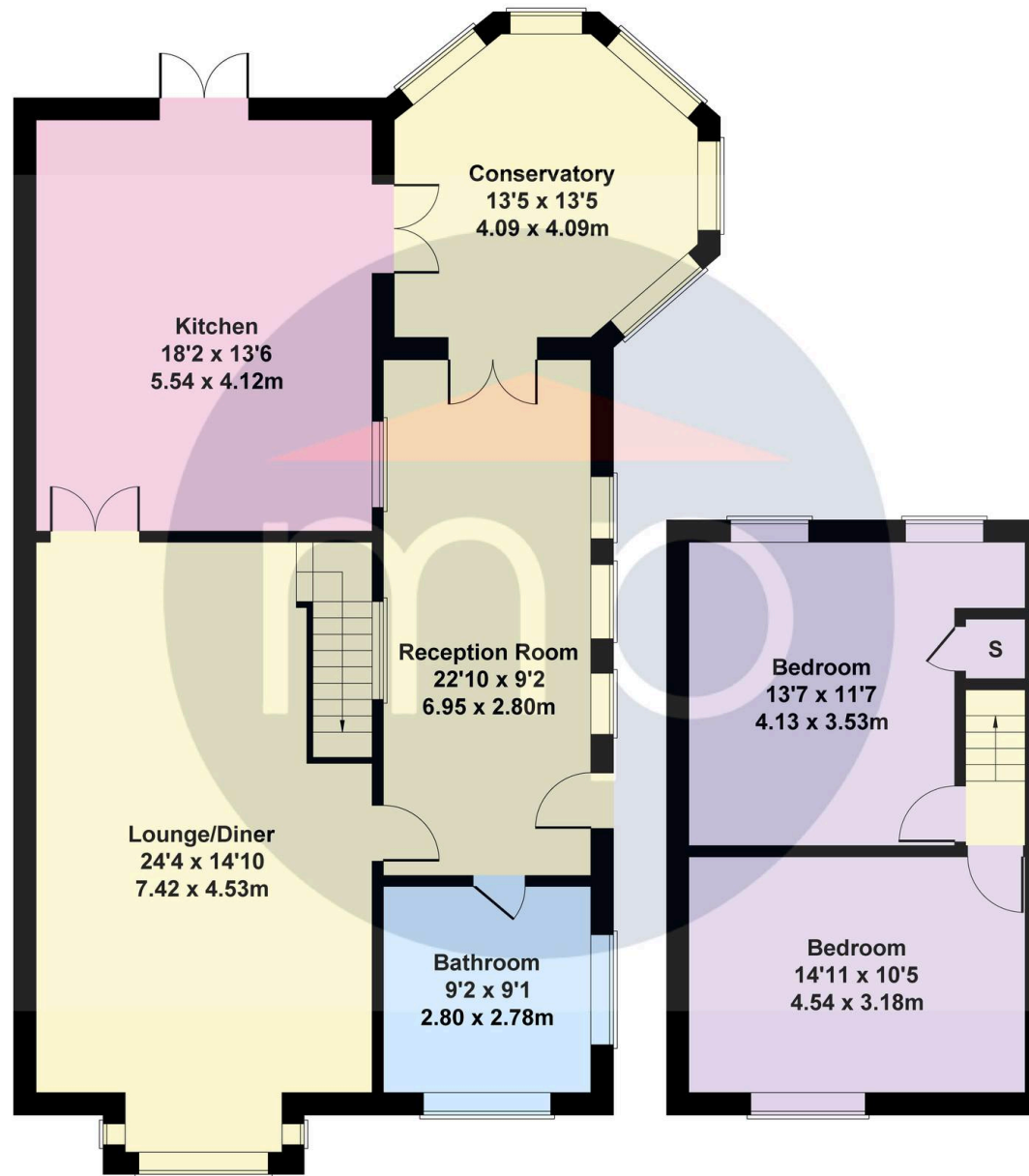


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Nunthorpe, Middlesbrough

Guisborough Road

Approximate Gross Internal Area
1507 sq ft - 140 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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