

## THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AB



- ▲ A Traditional Style Three Bedroom Detached Home
- ▲ Located Within a Popular Area of Nunthorpe
- ▲ No Forward Chain
- ▲ Generous Plot with Private Spacious Rear Garden
- ▲ Driveway & Single Garage

- ▲ Two Reception Rooms
- ▲ 28ft Kitchen Breakfast Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedroom
- ▲ Fully Boarded Loft Space with Velux Window
- ▲ Early Viewing Advised

**Offers Over £285,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Offered for sale with no forward chain, a traditional style three bedroom detached home located within this popular area of Nunthorpe. Features include two spacious reception rooms, 28ft kitchen breakfast room, ground floor WC, driveway to single garage and private spacious rear garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

With staircase to the first floor.

##### **GROUND FLOOR WC**

With low level WC and wash hand basin.

##### **FRONT RECEPTION ROOM - 4.01m x 3.38m (13'2" x 11'1")**

With bow window and feature fire surround with inset fire.

##### **RECEPTION ROOM TWO - 5.66m x 3.78m (18'7" x 12'5")**

With arched exposed brick fire surround and patio door to the private rear garden.

##### **KITCHEN BREAKFAST ROOM - 8.6m x 2.82m (28'3" x 9'3")**

With a range of fitted wall and floor units, complementing work surfaces, integrated double oven, electric hob, plumbing for washing machine and dishwasher, part tiled flooring, integral door to garage and side external door to the garden.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 4.11m x 3.78m (13'6" x 12'5")**

With built-in wardrobes.

##### **BEDROOM TWO - 3.8m x 3.35m (12'6" x 11')**

With built-in wardrobe.

##### **BEDROOM THREE - 2.2m x 2.16m (7'3" x 7'1")**

##### **SHOWER ROOM - 2.13m x 1.9m (7' x 6'3")**

Comprising walk-in shower enclosure, low level WC and wash hand basin.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



## THE AVENUE, TS7 0AB

### **EXTERNALLY**

#### **GARAGE - 5.36m x 2.92m (17'7" x 9'7")**

Externally there is a driveway to the side elevation leading to a single garage with integral door to the kitchen and external door to the garden.

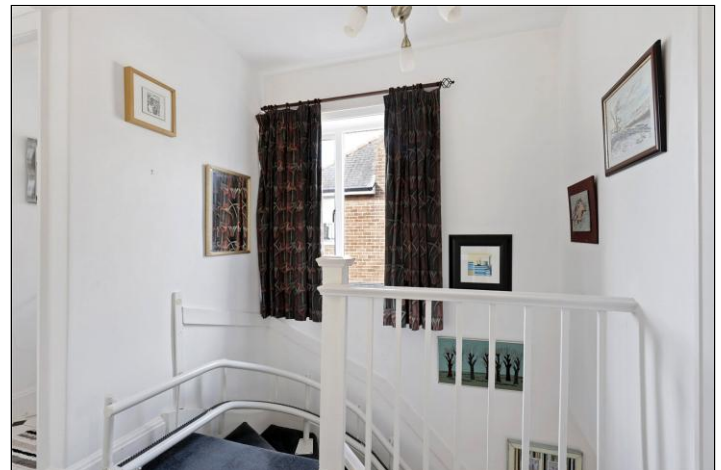
#### **GARDEN**

To the rear there is a lovely, spacious private mature garden laid to lawn with patio area, planted borders and space to the side elevation.

**AGENTS REF:** - DP/LS/NUN230215/02032026

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

**TO VIEW:** Contact our Nunthorpe office on  
Tel: **01642 955625**

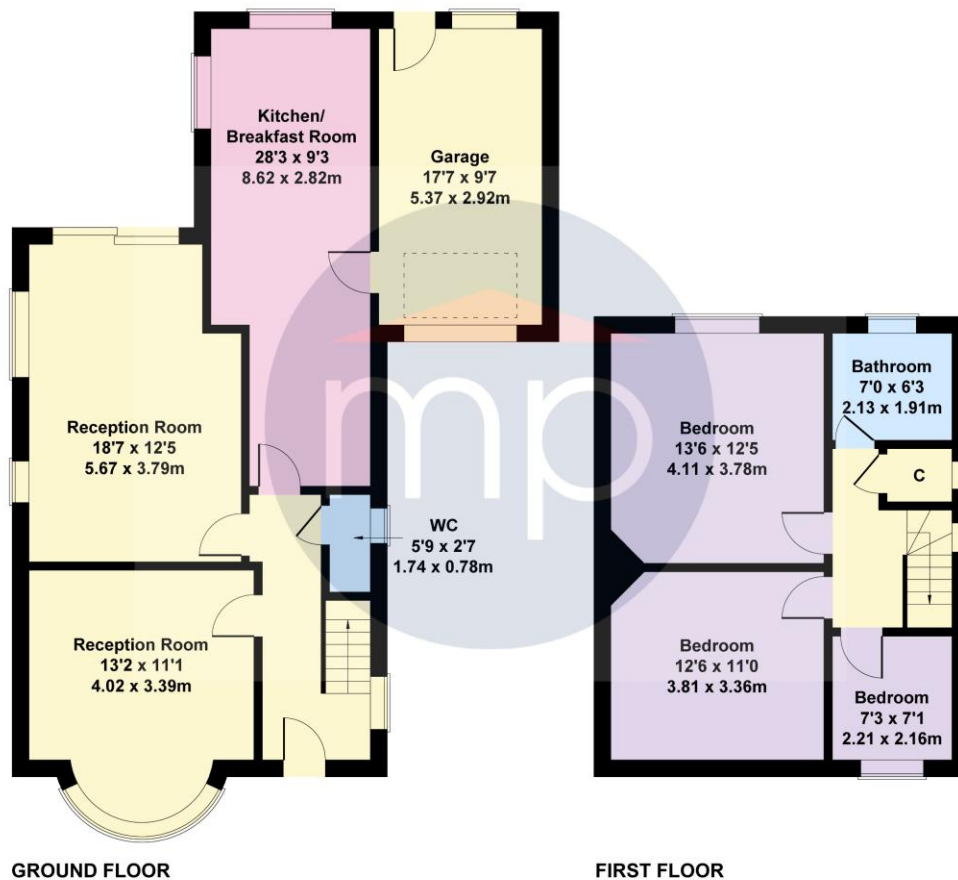


## THE AVENUE, TS7 0AB



## The Avenue

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



GROUND FLOOR

FIRST FLOOR

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