



19 Watchgate, Nunthorpe

Offers Over £280,000





19 Watchgate

Nunthorpe, Middlesbrough

A Spacious Four Bedroom Detached Family Home Occupying a Generous Plot with a Lovely Rear Garden – Popular Nunthorpe Location & No Forward Chain.

- Four bedroom detached family home
- Popular Nunthorpe location
- Generous plot with lovely private rear garden
- Four good-sized double bedrooms
- Two separate reception rooms
- Conservatory overlooking the rear garden
- Ground floor shower room
- Modern family shower room
- Driveway providing off-road parking with access to single garage
- No forward chain – early viewing advised

19 Watchgate

Nunthorpe, Middlesbrough

An excellent opportunity to acquire a substantial four bedroom detached family home, ideally positioned within this highly regarded area of Nunthorpe.

Occupying a particularly attractive plot, the property offers generous and versatile accommodation ideally suited to modern family life, together with a lovely rear garden providing an excellent outdoor space for children, entertaining and relaxing.

The property is approached via an entrance porch leading into the welcoming hallway. There are **two separate reception rooms**, providing excellent flexibility for family living, dining or home working, while the **conservatory enjoys pleasant views across the rear garden** and creates an additional light-filled living space.

The ground floor further benefits from a **shower room**, while the first floor provides **four good-sized double bedrooms** together with a modern family shower room.

Externally, the property enjoys a generous rear garden, complemented by a driveway providing off-road parking and access to a **single garage**. The garage benefits from an internal courtesy door providing convenient access directly into the kitchen.

Situated in a popular part of **Nunthorpe**, the property is well placed for local amenities and is particularly appealing to families seeking access to the area's well-regarded primary and secondary schools.

Offered for sale with no forward chain, early viewing is strongly recommended.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



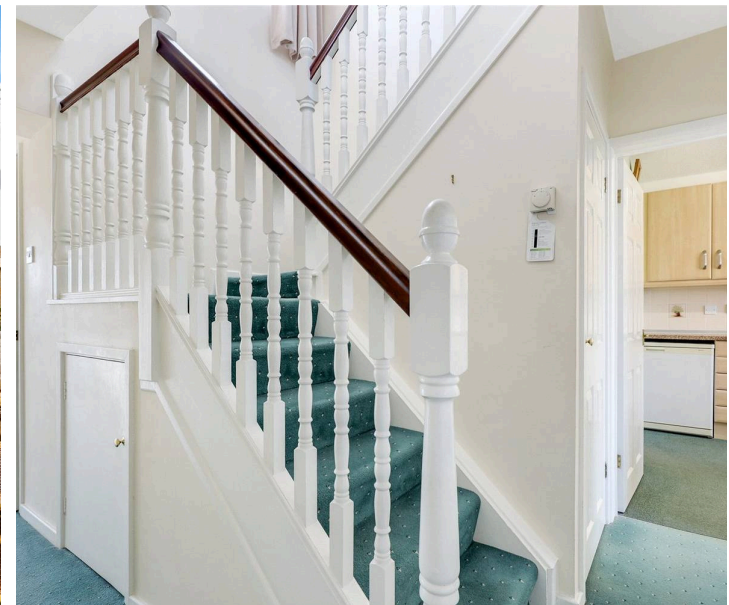


Buyers Identification Check(s)

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.

AGENTS REF:

DP/LS/09092026

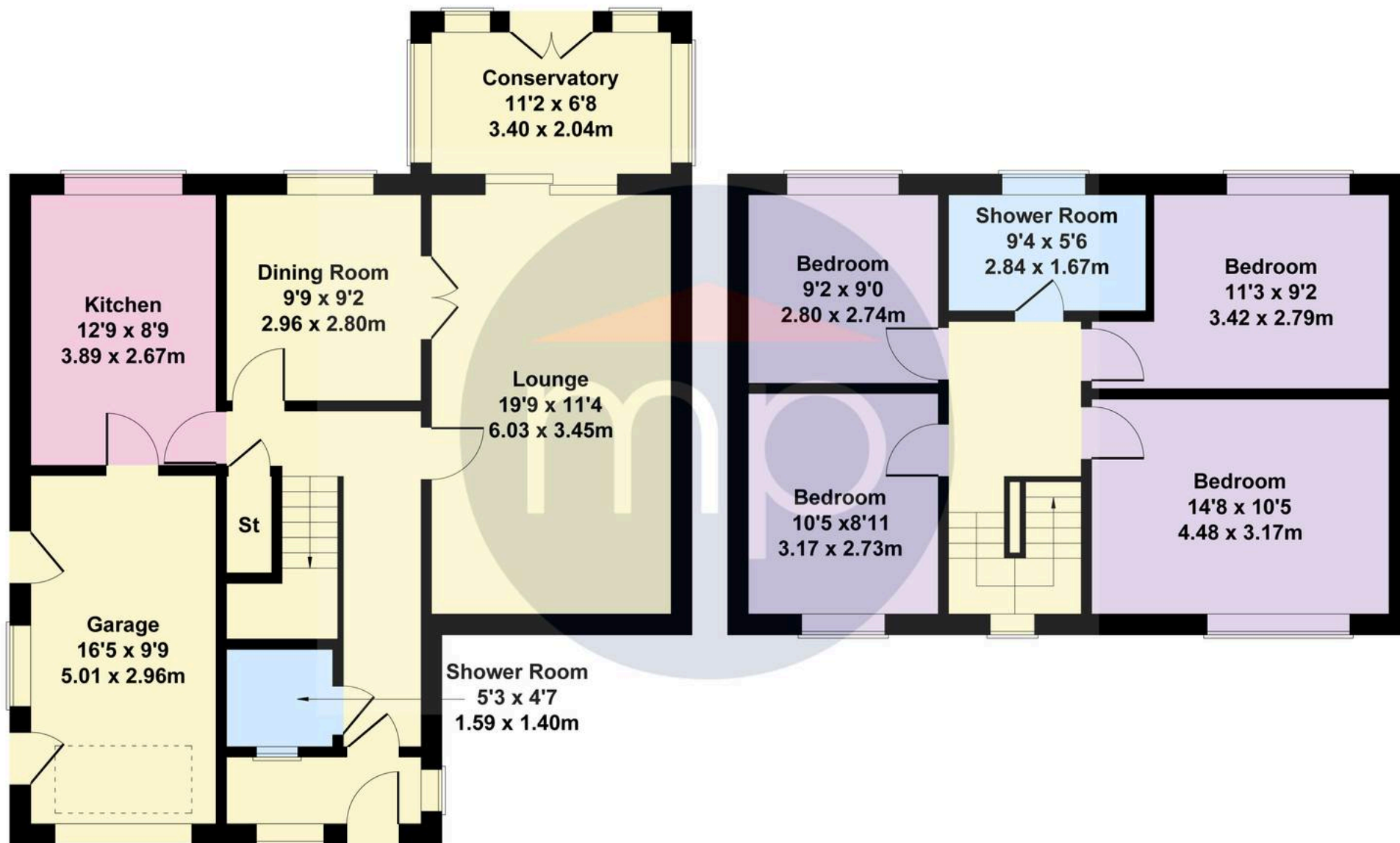






Watchgate

Approximate Gross Internal Area
1464 sq ft - 136 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

Michael Poole Estate Agents, 95 Guisborough Road - TS7 0JS

01642955625

nunthorpe@michaelpoole.co.uk

michaelpoole.co.uk/