



18 West Wood Road, Nunthorpe
£375,000





18 West Wood Road

Nunthorpe, Middlesbrough

A Stunning Four-Bedroom Detached Family Home Occupying a Prime Position in Highly Sought-After Nunthorpe.

- Exceptional Four-Bedroom Detached Family Home
- Prime & Highly Sought-After Nunthorpe Location
- Close to the Highly Regarded Nunthorpe Academy
- Impressive Open-Plan Kitchen & Family Room Spanning the Rear of the Home
- Two Separate Reception Rooms Offering Exceptional Versatility
- Separate Utility Room & Ground Floor WC
- Four Generous Bedrooms with Two Modern En-Suite Shower Rooms
- Contemporary Family Bathroom
- Private South-West Facing Rear Garden – Perfect for Family Life & Entertaining
- Driveway, Single Garage & Excellent Move-In Condition

18 West Wood Road

Nunthorpe, Middlesbrough

Occupying an enviable position in one of **Nunthorpe's most desirable locations**, close to the highly regarded **Nunthorpe Academy**, this impressive modern four-bedroom detached home offers beautifully presented accommodation ideally suited to contemporary family living.

From the moment you step inside, the quality and versatility of the accommodation becomes apparent. At the heart of the home is a **spectacular open-plan kitchen and family room extending across the rear of the property**, creating an exceptional space for everyday family life, entertaining and relaxing. This impressive room provides a wonderful focal point to the house, with a natural connection to the attractive south-west facing garden.

The property also benefits from **two separate reception rooms**, offering excellent flexibility for formal entertaining, quieter family time or home working. A separate utility room and ground floor WC add further practicality to the impressive ground-floor accommodation.

To the first floor are **four generously proportioned bedrooms**, providing excellent space for a growing family. Two of the bedrooms benefit from their own **modern en-suite shower rooms**, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a **superb south-west facing rear garden**, providing an excellent private outdoor environment and an ideal setting for summer entertaining, children and relaxing in the afternoon and evening sunshine.



18 West Wood Road

Nunthorpe, Middlesbrough

To the front, a private driveway provides **off-road parking and access to the single garage.**

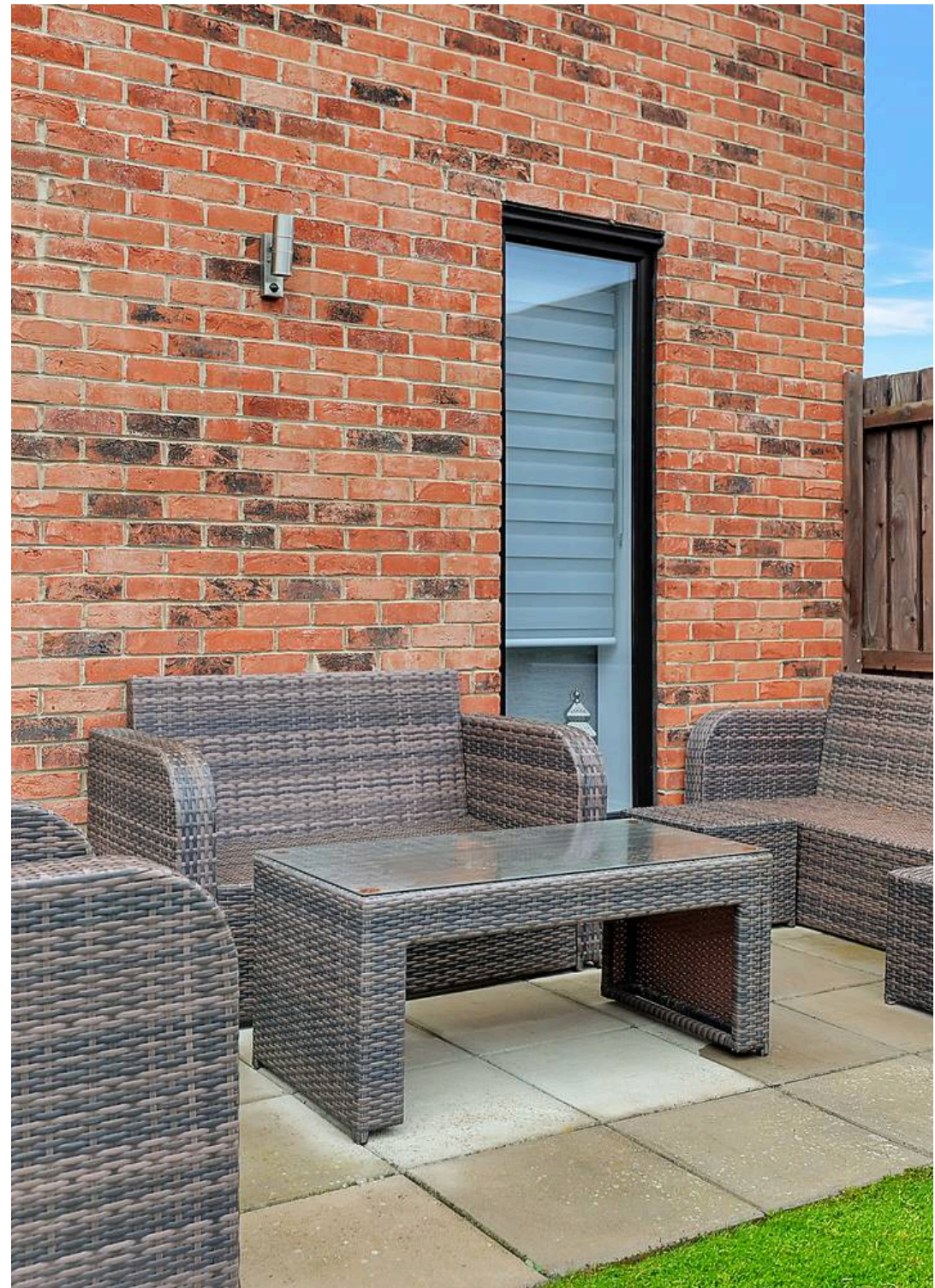
Presented throughout in **excellent move-in condition**, this exceptional home combines a prime Nunthorpe location, generous accommodation and stylish modern living. With the convenience of excellent local schooling and amenities close at hand, this is a **superb family home that offers the complete package** and should be viewed to fully appreciate the quality and lifestyle on offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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.

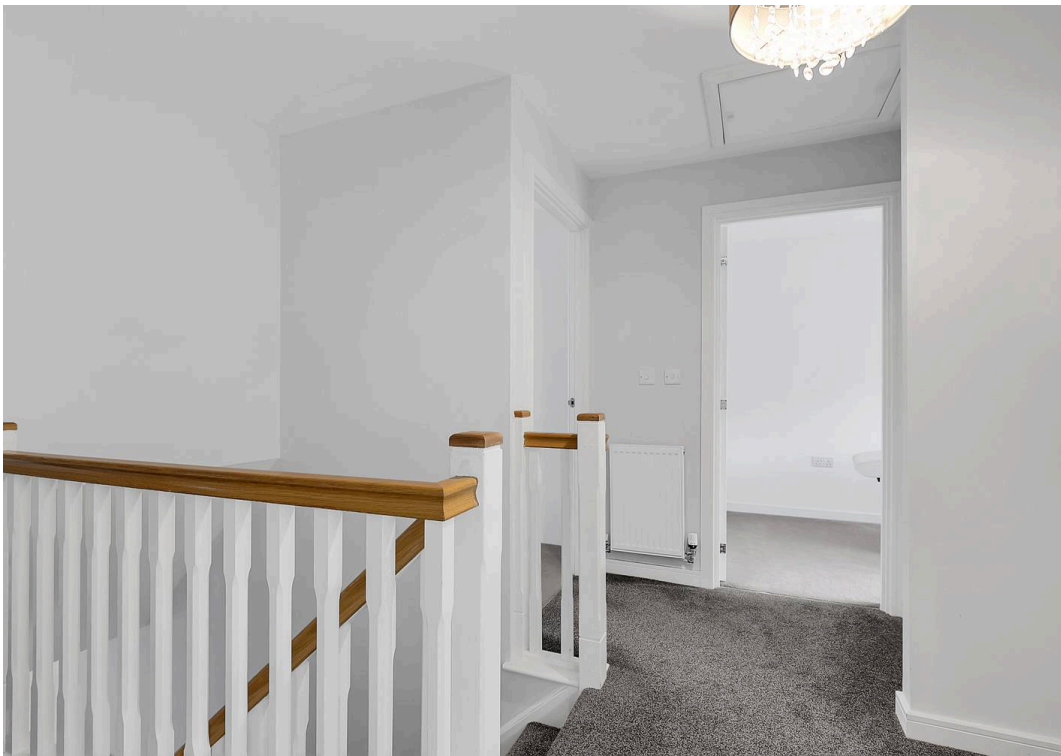
AGENTS REF:

DP/LS/06102026







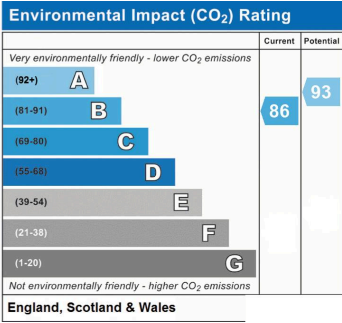
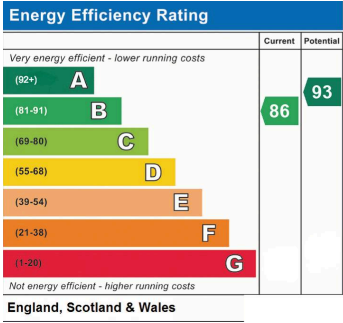




Buyers Identification Check(s)

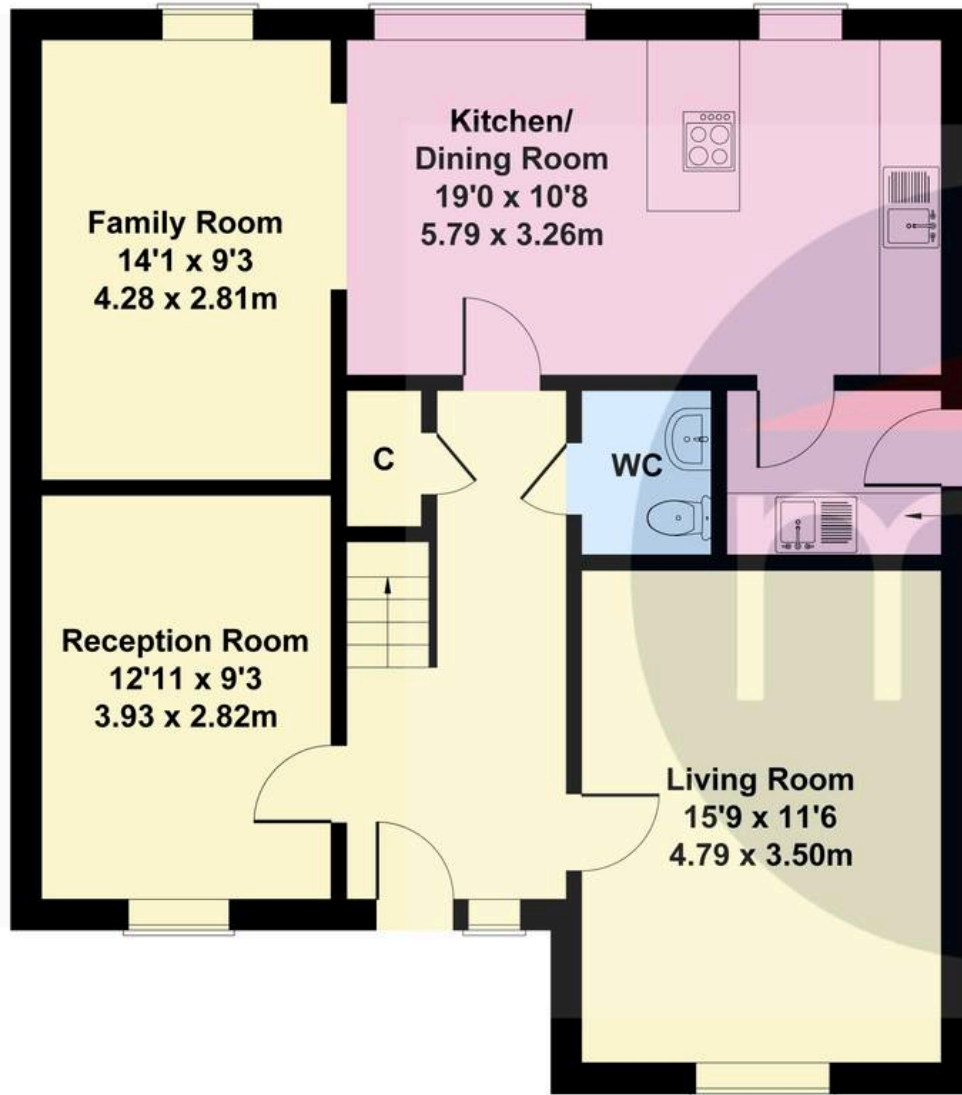
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/06102026

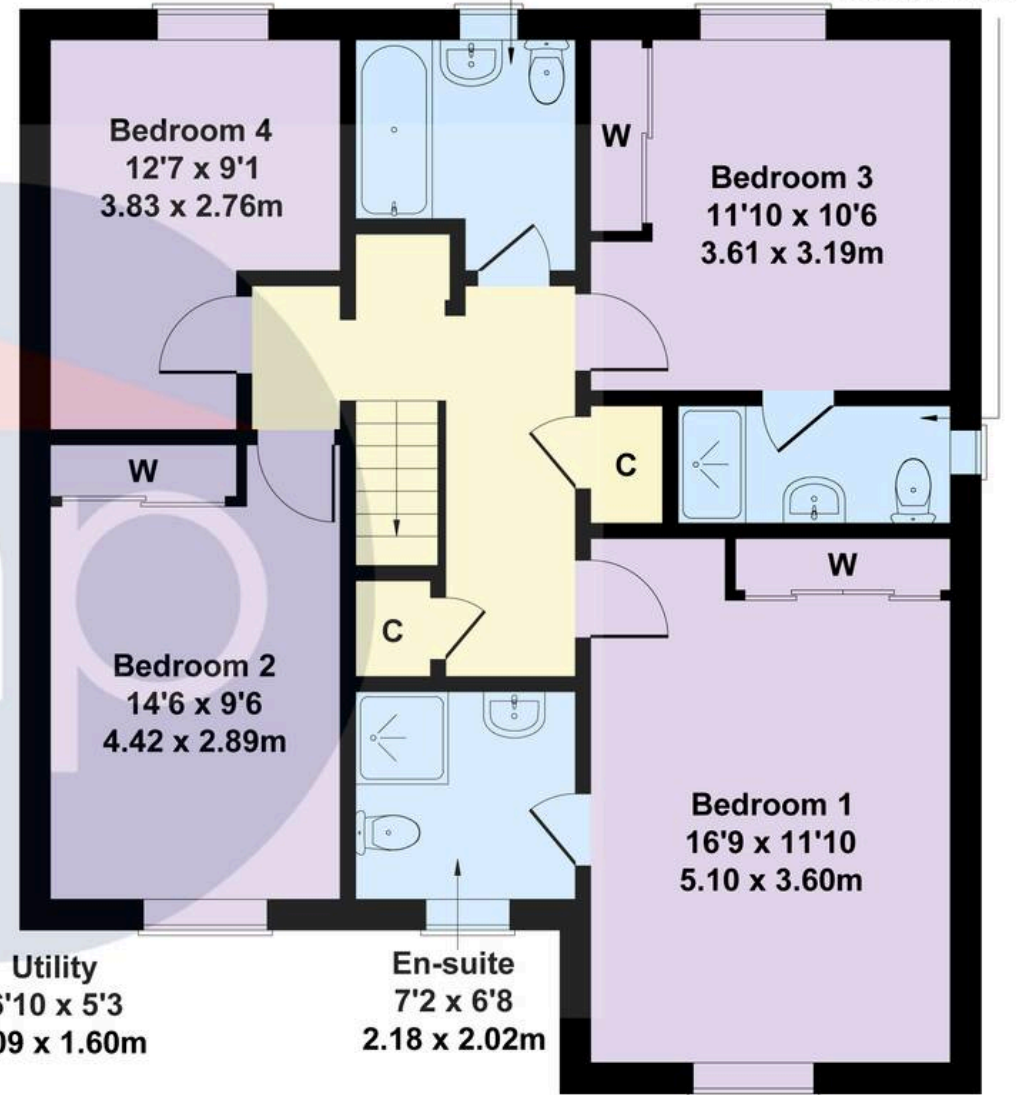


West Wood Road

Approximate Gross Internal Area
1701 sq ft - 158 sq m



GROUND FLOOR



FIRST FLOOR

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



Michael Poole

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

01642955625

nunthorpe@michaelpoole.co.uk

michaelpoole.co.uk/