



West Wood Road, Nunthorpe Middlesbrough TS7 0GW

welcome to

West Wood Road, Nunthorpe Middlesbrough

This beautifully presented four-bedroom detached home offers spacious and versatile living accommodation, finished to an exceptional standard throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage cupboard, access to downstairs W/C.

Reception Room

9' 3" x 12' 11" (2.82m x 3.94m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Downstairs W/C

Toilet, wash hand basin, extractor unit.

Family Room

9' 3" x 14' 1" (2.82m x 4.29m)
Archway leading to kitchen/diner, UPVC double glazed window to rear, radiator.

Kitchen/Diner

10' 8" x 19' (3.25m x 5.79m)
Range of base and wall units with complementary work surfaces, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, four ring induction hob, sink with draining board, integral fridge/freezer, access to utility room.

Utility Room

5' 3" x 6' 10" (1.60m x 2.08m)
Base units, sink with draining board, radiator, UPVC double glazed door leading to side.

Living Room

11' 6" x 15' 9" (3.51m x 4.80m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Landing

Built in storage cupboard.

Bedroom 1

11' 10" x 16' 9" (3.61m x 5.11m)
Fitted wardrobes, UPVC double glazed window to front, access to en suite.

En Suite

Shower cubicle, wash hand basin, toilet, UPVC double glazed window to front, radiator.

Bedroom 2

9' 6" x 14' 6" (2.90m x 4.42m)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

10' 6" x 11' 10" (3.20m x 3.61m)
UPVC double glazed window to rear, radiator, fitted wardrobes, access to en suite.

Bedroom 4

9' 1" x 12' 7" (2.77m x 3.84m)
UPVC double glazed window to rear, radiator.

Bathroom

Bath, wash hand basin, toilet.

Externally Rear Garden

Patio seating area, turfed garden.

Front Garden

Well-manicured front garden, driveway to side leading to garage.





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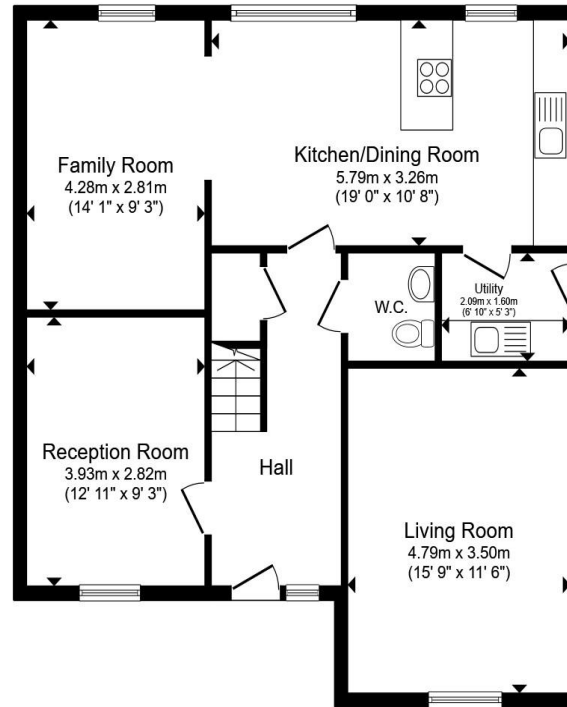
West Wood Road, Nunthorpe Middlesbrough

- MODERN HOME
- GREAT FOR FAMILIES
- SPACIOUS THROUGHOUT
- FRONT & REAR GARDEN
- DRIVEWAY LEADING TO GARAGE

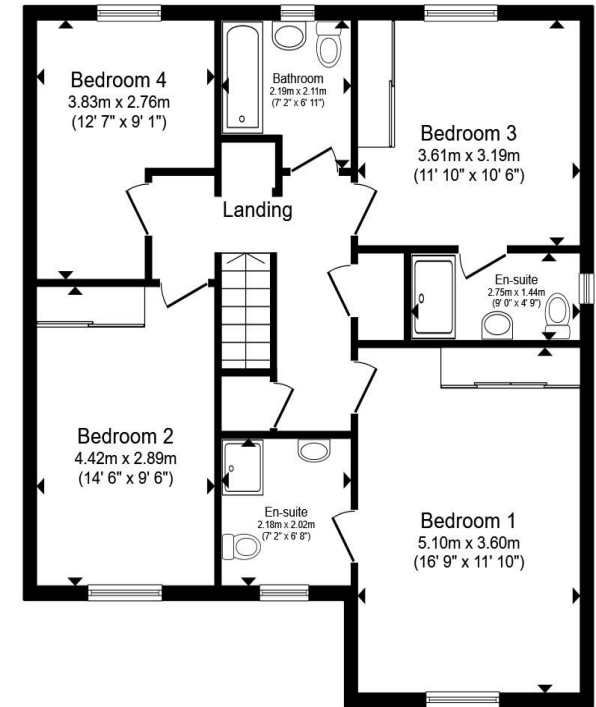
Tenure: Freehold EPC Rating: B

Council Tax Band: F

£395,000



Ground Floor



First Floor

Total floor area 158.5 m² (1,706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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MAR112052 - 0004

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