



2b The Crescent, Nunthorpe
£365,000





2b The Crescent

Nunthorpe, Middlesbrough

Unexpectedly Back on the Market – A Beautifully Presented and Deceptively Spacious 4 Bed Detached Family Home Located in This Prime Area of Nunthorpe Offering Easy Access to Local Schools & Amenities.

- Unexpectedly Back on the Market
- A Deceptively Spacious Four Bedroom Detached Home Well Presented Accommodation Throughout
- Open Plan Living Room/Family Room with Stunning Inglenook Fireplace & Multifuel Burning Stove & Separate Dining Room/Reception Room
- Smart Fitted Kitchen with Separate Utility & Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- First Floor Family Bathroom
- Spacious Private Garden
- Off Road Parking for Approximately Three Cars
- Easy Access to Local Amenities & Transport Links & Catchment Area for Nunthorpe Schools
- Early Viewing Advised

2b The Crescent

Nunthorpe, Middlesbrough

Unexpectedly Back on the Market

A beautifully presented and deceptively spacious four bedroom detached family home located in this prime area of Nunthorpe offering easy access to local schools and amenities.

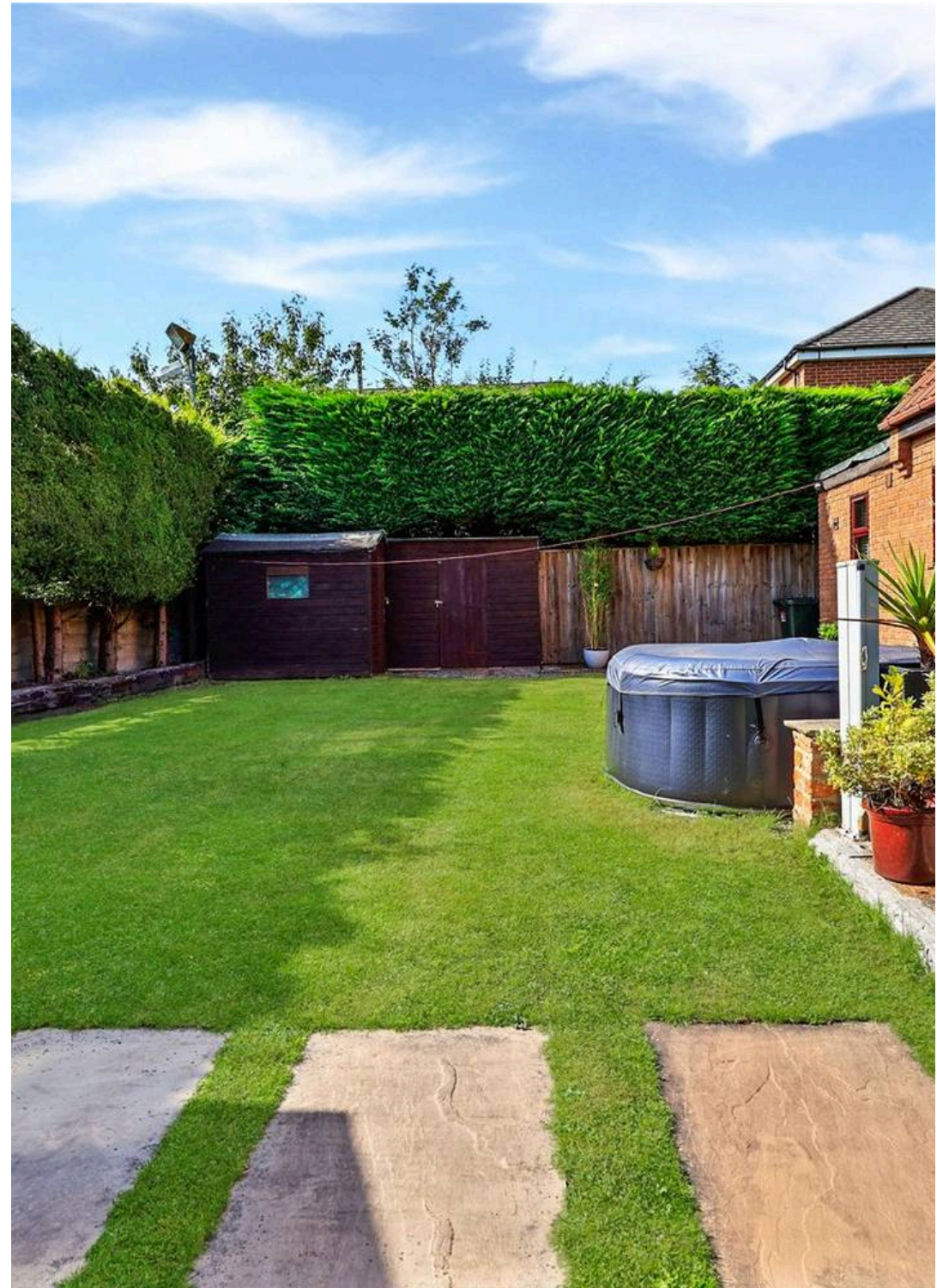
Features include an open plan lounge/family room with feature inglenook fireplace and multifuel burning stove, separate reception room, smart fitted kitchen with separate utility, ground floor WC, master bedroom with en-suite shower room, private spacious rear garden and double width block paved driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hall

14' 0" x 7' 3" (4.27m x 2.20m)

With staircase to the first floor and stone tiled floor.

Cloakroom/WC

5' 5" x 4' 4" (1.65m x 1.32m)

With low level WC, wash hand basin and stone tiled floor.

Living Room

22' 2" x 11' 9" (6.76m x 3.58m)

Living room opening to a family area with a feature inglenook fireplace with a multifuel burning stove and French doors opening to the rear elevation.

Dining Area

12' 7" x 9' 3" (3.84m x 2.82m)

Kitchen

13' 1" x 9' 7" (4.00m x 2.92m)

4m x 2.92m increasing to 4.01m With a range of farmhouse style wall and floor units, complementing work surfaces, Belfast sink and four ring hob with extractor over.

Dining Room/Family Room

16' 4" x 10' 5" (4.98m x 3.18m)

With laminate style flooring.

Utility Room

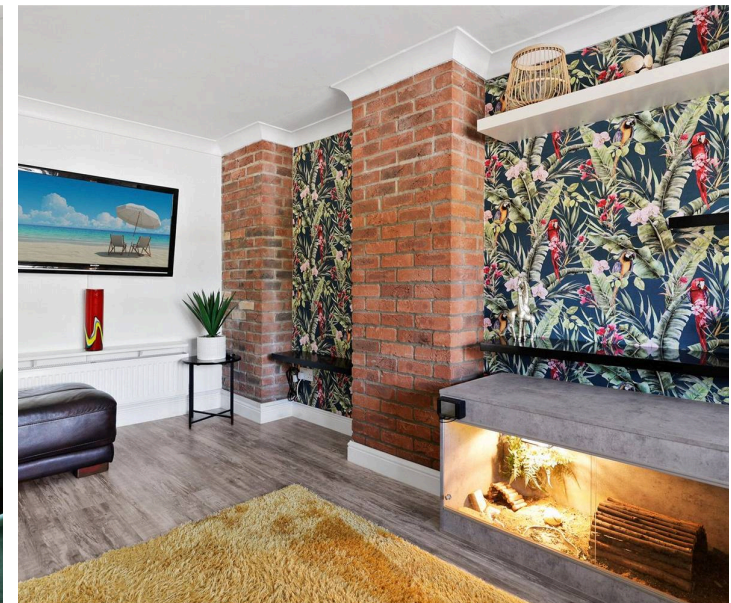
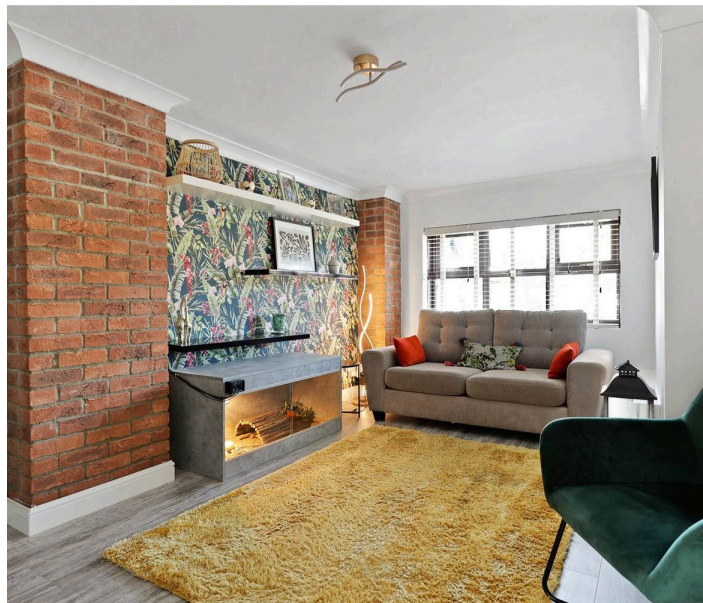
5' 5" x 9' 8" (1.65m x 2.95m)

With work surface, inset sink, plumbing for washing machine and dryer, wall mounted boiler and side external door.

Part Converted Garage Space

9' 0" x 8' 1" (2.74m x 2.46m)

With shelving and access door to the remainder of the garage.



FIRST FLOOR

Bedroom One

12' 2" x 11' 9" (3.70m x 3.58m)

With two Velux style windows.

En-Suite Shower Room

3' 9" x 8' 3" (1.14m x 2.51m)

White suite comprising double shower cubicle, low level WC, wash hand basin, tiled floor and chrome heated towel rail.

Bedroom Two

13' 6" x 9' 5" (4.11m x 2.87m)

White suite comprising double shower cubicle, low level WC, wash hand basin, tiled floor and chrome heated towel rail.

Bedroom Three

11' 10" x 9' 0" (3.60m x 2.74m)

Bedroom Four

9' 0" x 6' 1" (2.74m x 1.85m)

Bathroom

5' 8" x 7' 5" (1.73m x 2.26m)

Comprising panelled bath with shower over, low level WC, wash hand basin and part tiled walls.

EXTERNALLY

Location

The property is located within the sought after area of Nunthorpe offering easy access to local schools, amenities and transport links.

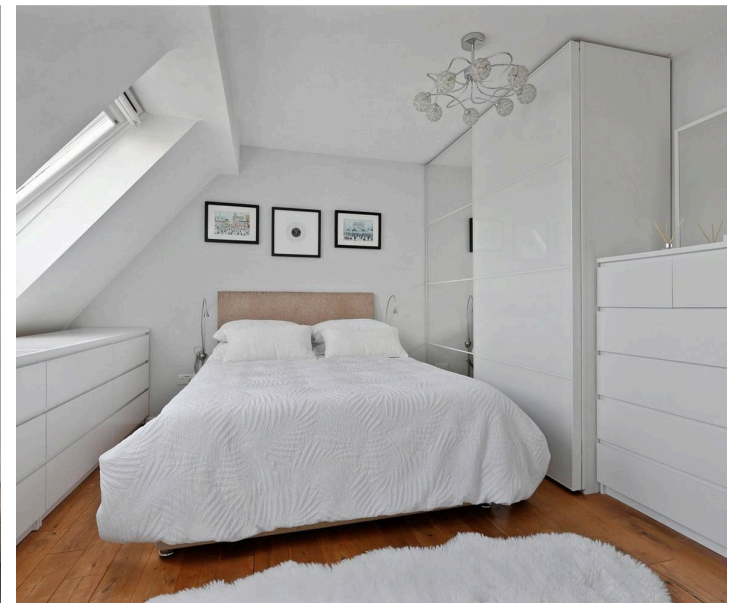
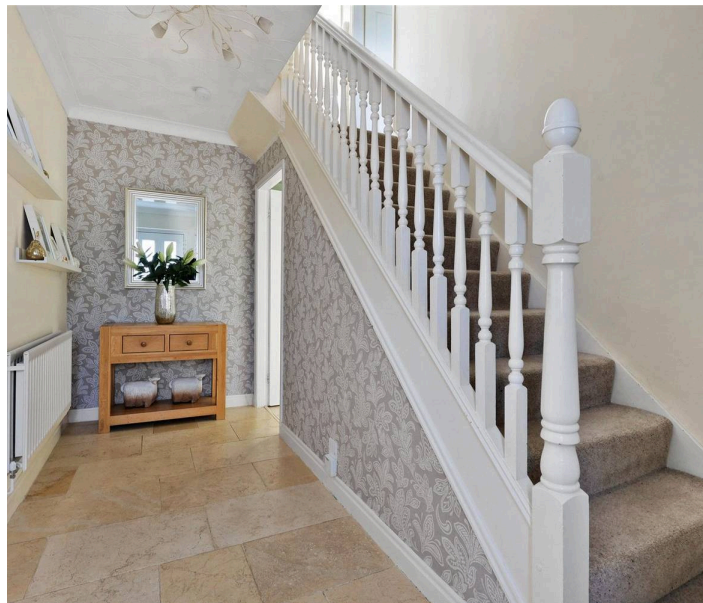
Parking & Gardens

To the front there is a double width block paved driveway leading to the remainder of the garage space. Gated access to the side elevation leads to a large private rear garden with tall hedge border, lawn, patio, gazebo and wood store to the side elevation.



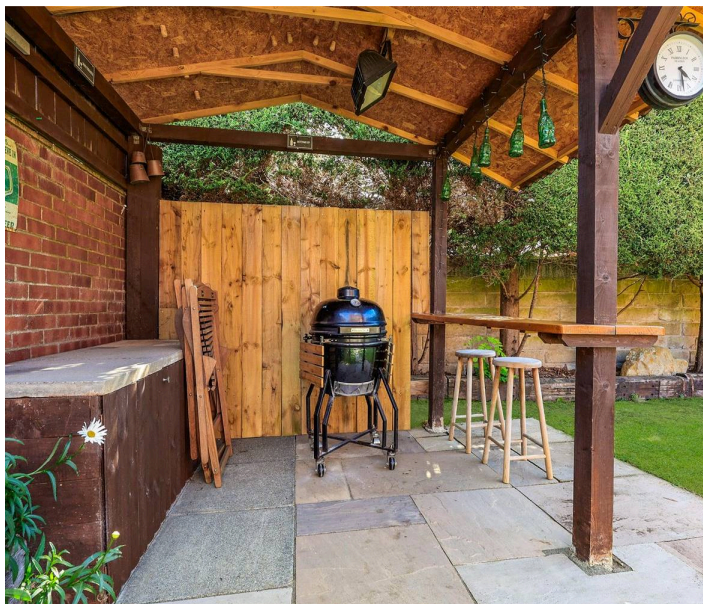
Buyers Identification Check(s)

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.





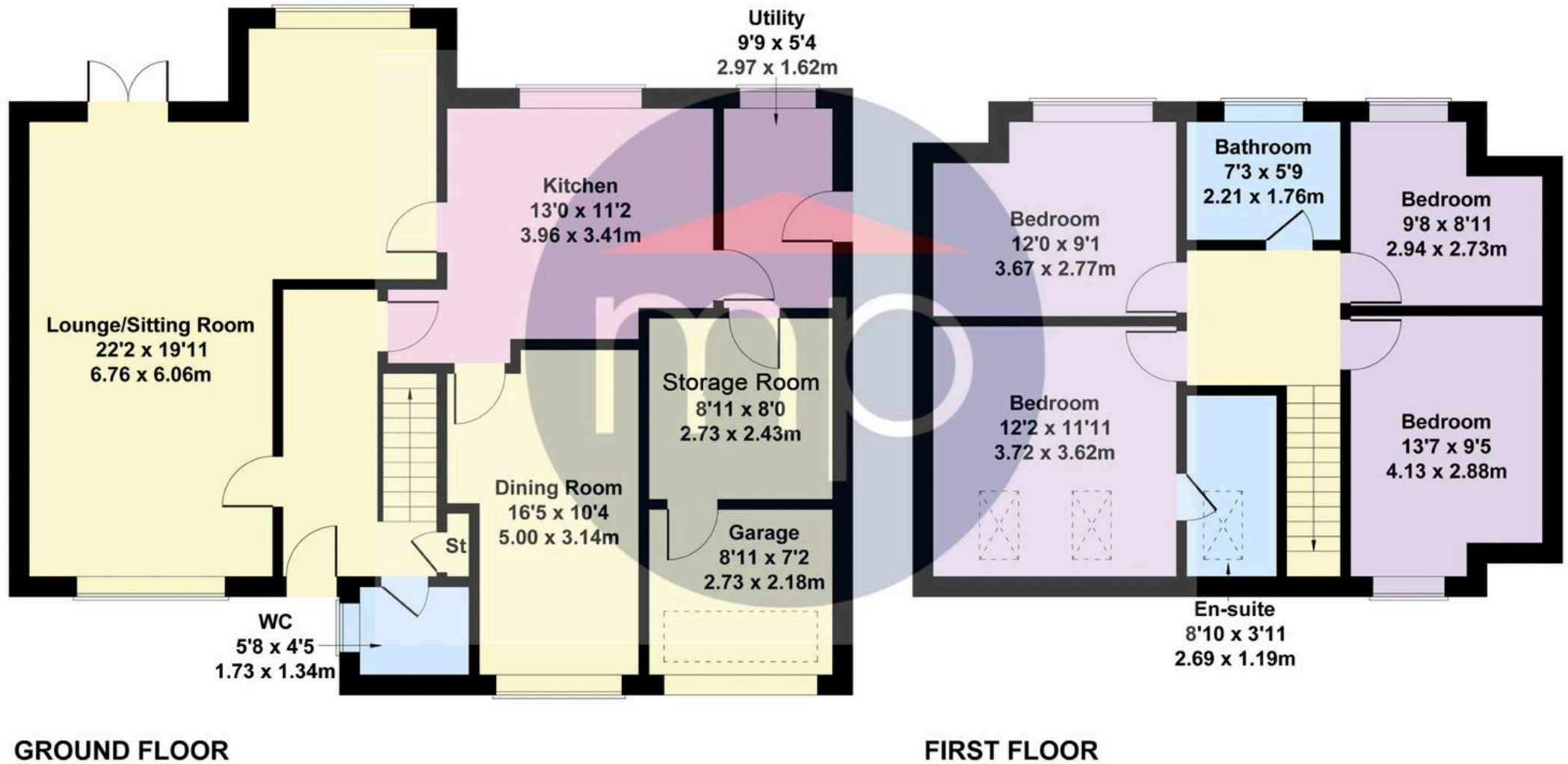




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

The Crescent

Approximate Gross Internal Area
1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Michael Poole

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