

ROSEBERRY CRESCENT, GREAT AYTON, MIDDLESBROUGH, TS9 6EW



- ▲ An Extended Two Bedroom Detached Bungalow Located Within the Sought-After Area of Great Ayton
- ▲ Offering Fantastic Private Views Over Farmland & The Cleveland Hills to the Rear Elevation
- ▲ Beautiful Private Rear Garden, Ideal for Enjoying Those Quiet Summer Nights
- ▲ Spacious Living Room & Separate Dining Room
- ▲ 17ft Fitted Kitchen
- ▲ Modern Bathroom
- ▲ Block Paved Driveway & Larger Than Average Garage
- ▲ Easy to Maintain Front Garden Landscaped by Wilkinsons
- ▲ Well Planned Accommodation
- ▲ Early Viewing Advised

£360,000

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120 Roseberry Crescent is a well-presented and extended two-bedroom detached bungalow occupying a fabulous plot with stunning views over farmland and the Cleveland Hills to the rear and featuring a private well maintained rear garden, block paved driveway to the front offering ample off road parking and leading to a larger than average garage and an easy to maintain front garden landscaped by Wilkinsons. Internally the accommodation briefly comprises entrance porch, spacious living room with feature Limestone fire surround, inner hallway, dining room, bedroom and 17ft fitted kitchen. A further hallway with internal access door to the garage gives access to a further bedroom and modern bathroom. If you are looking for a bungalow in a fantastic, picturesque location then look no further. Please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE PORCH - 1.9m x 2.34m (6'3" x 7'8")
With tiled floor.

LIVING ROOM - 4.95m x 5.61m (16'3" x 18'5")
A spacious room with feature Limestone fire surround with remote gas fire.

INNER HALLWAY - 2.06m x 2.9m (6'9" x 9'6")
Opening to ...

DINING ROOM - 3.28m x 2.87m (10'9" x 9'5")
With French doors to the private rear garden.

KITCHEN - 5.28m x 2.3m (17'4" x 7'7")
With a smart range of fitted wall and floor units, complementing work surfaces, tiled floor, space for cooker, dishwasher and washing machine, tiled walls, spotlighting and access to the side elevation.

BEDROOM TWO - 3.28m x 2.77m (10'9" x 9'1")

HALL - With internal door to the garage and large storage cupboard.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM ONE - 3.7m x 2.84m (12'2" x 9'4")

AGENTS REF: - DP/LS/COU070078/26032024

BATHROOM - 2.8m x 1.98m (9'2" x 6'6")

Modern suite comprising corner style bath with shower over and screen, low level WC, wash hand basin set in unit with storage under, and designer heated towel rail.

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

EXTERNALLY

PARKING & GARDENS - Externally the bungalow is located within the sought after area of Great Ayton and occupies a fabulous plot with a generous size block paved driveway providing ample off-road parking leading to an integral garage. The front garden offers easy maintenance with astro turf and planted borders. Gated access leads to the rear private garden offering a high degree of privacy with views across farmland and the Cleveland Hills and featuring a manicured lawn, decked veranda and pergola, patio area with lovely seating area and pond and an array of mature borders with hedge boundary. There is also a large timber shed with electric and light.

GARAGE - 3.43m x 5.6m (11'3" x 18'4")



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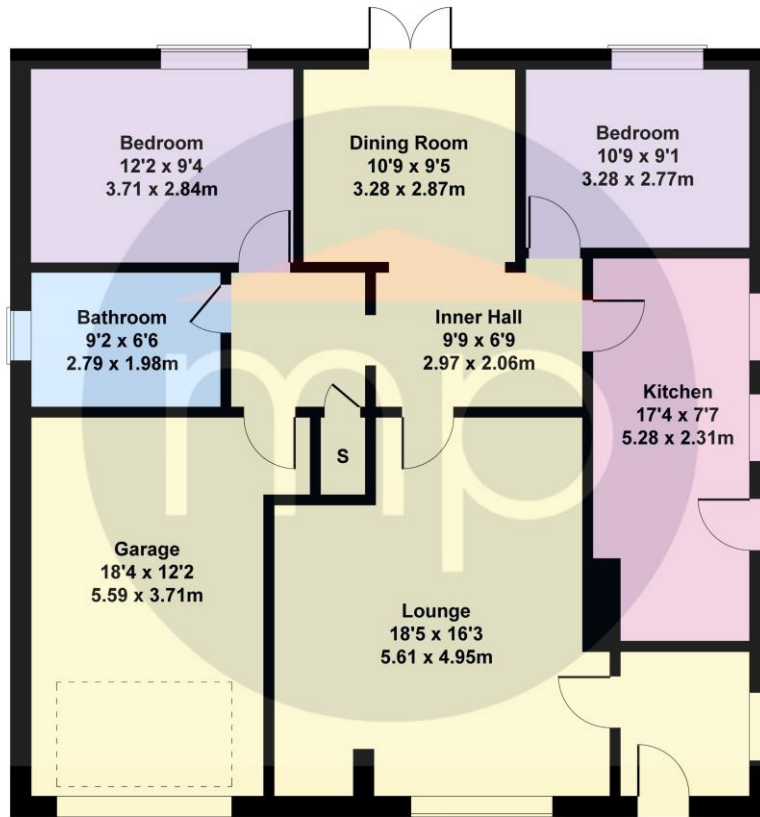
A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront has a blue illuminated sign that reads "Michael Poole property consultants". The windows are large and display various property listings. The interior is lit up, and the sign is also visible inside the windows.

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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

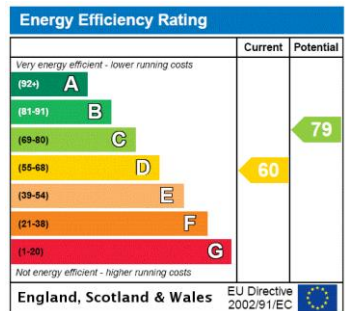
Roseberry Crescent

Approximate Gross Internal Area
1222 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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