

HAMBLETON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HL



- ▲ Offered For Sale with No Forward Chain
- ▲ A Three Bedroom Semi Detached House Located Within This Popular Area of Nunthorpe
- ▲ 26ft Plus Through Lounge Diner
- ▲ 15ft Kitchen Breakfast Room
- ▲ Three Generous Size Bedrooms
- ▲ Driveway to Attached Garage
- ▲ Private Rear Garden
- ▲ Catchment Area for Nunthorpe Schools
- ▲ Early Viewing Advised

£175,000

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18 Hambleton Road is a three bedroom semi-detached house located within a popular area of Nunthorpe and occupies a lovely plot with a driveway to a single garage, open plan front garden and a private garden to the rear. Internally the accommodation briefly comprises an entrance hall, through lounge diner, open plan kitchen breakfast room, three spacious bedrooms to the first floor and a family bathroom. Please call out Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and under stairs cupboard.

LOUNGE/DINING ROOM - 8.15m x 3.2m (26'9" x 10'6")

Fire surround with inset fire and patio door to the rear garden.

KITCHEN BREAKFAST ROOM - 4.65m x 2.95m (15'3" x 9'8")

With a range of fitted wall and floor units, ample storage, dual aspect windows and rear external door.

FIRST FLOOR

BEDROOM ONE - 4.01m x 2.9m (13'2" x 9'6")

With bay window to the front elevation.

BEDROOM TWO - 3.78m x 3.53m (12'5" x 11'7")

With a range of fitted wardrobes.

BEDROOM THREE - 2.62m x 2.3m (8'7" x 7'7")

BATHROOM - 2.34m x 2m (7'8" x 6'7")

Comprising bath, vanity wash hand basin, low level WC and part tiled walls.

EXTERNALLY

PARKING & GARAGE

Externally there is a driveway leading to a single garage to the front elevation.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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GARDENS

Open plan garden laid to lawn to the front and to the rear there is a lovely enclosed and private garden laid to lawn with mature borders.

AGENTS REF: - DP/LS/EST240003/29042024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

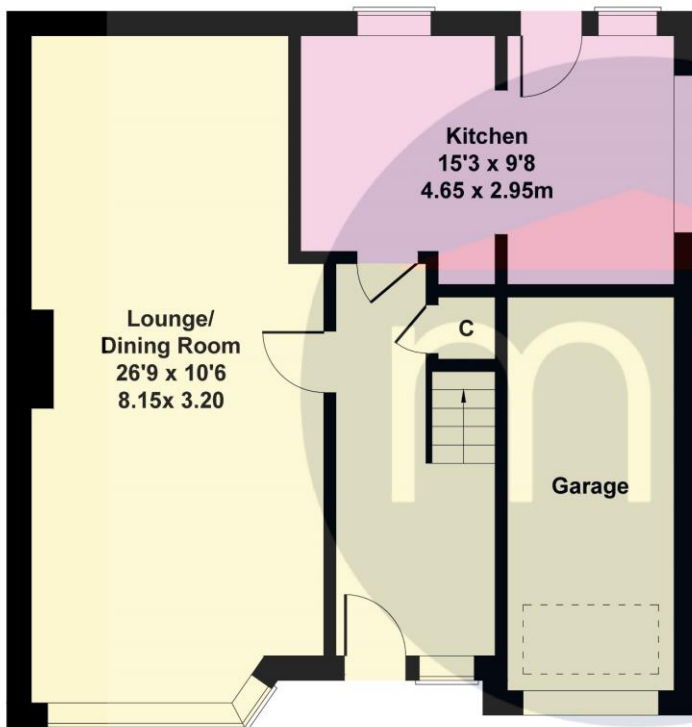


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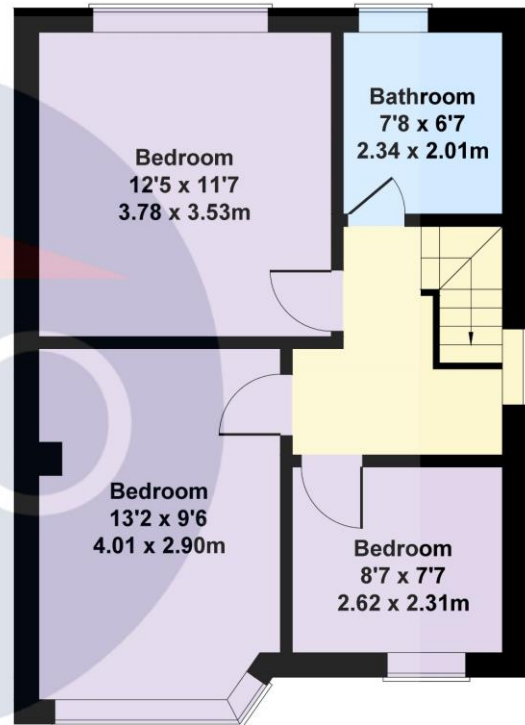


Hambleton Road

Approximate Gross Internal Area
1188 sq ft - 110 sq m



GROUND FLOOR



FIRST FLOOR

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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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