

## HORSE CHESTNUT CLOSE, MIDDLESBROUGH, TS8 9GH



- ▲ A Three Bedroom Semi Detached House Located Within a Quiet Cul-De-Sac
- ▲ Built by Persimmon Homes on This Modern Popular Development
- ▲ Offering Easy Access to James Cook Hospital & A174
- ▲ Modern Open Plan Kitchen Diner
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Off Road Parking for Two Cars with Electric Car Charger
- ▲ Open Aspect to the Front Elevation
- ▲ Modern Contemporary Landscaped Rear Garden
- ▲ No Forward Chain

**£155,000**

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18 Horse Chestnut Close is a three-bedroom semi-detached house located on this popular modern development built by Persimmon Homes. This particular property sits within a quiet cul-de-sac with an open aspect to the front elevation and features two parking spaces with electric car charger and to the rear there is a contemporary landscaped garden laid to lawn with decked area and gazebo. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, living room, open plan modern fitted kitchen diner, three first floor bedrooms, master with en-suite shower room and a separate modern family bathroom. Offered for sale with no forward chain, please call our Nunthorpe Office to arrange your viewing appointment.

**KITCHEN DINER - 4.67m x 2.67m (15'4" x 8'9")**

With a modern range of shaker design wall and floor units, electric oven and gas hob with extractor over, space for fridge and freezer, plumbing for washing machine and dryer, and French doors open to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 3.6m x 2.95m (11'10" x 9'8")**

With built-in cupboard.

**EN-SUITE SHOWER ROOM - 1.83m x 1.22m (6' x 4')**

Modern suite comprising shower cubicle, low level WC, wash hand basin, and part tiled walls.

**BEDROOM TWO - 2.82m x 2.3m (9'3" x 7'7")**

**BEDROOM THREE - 2.3m x 1.75m (7'7" x 5'9")**

**BATHROOM - 1.85m x 1.8m (6'1" x 5'11")**

Modern suite comprising bath, low level WC, wash hand basin and part tiled walls.

**GROUND FLOOR**

**ENTRANCE HALL -**

**CLOAKROOM/WC** - With low level WC and wash hand basin.

**LIVING ROOM - 4.34m (max) x 3.6m (14'3" (max) x 11'10")**

14'3 (max) x 11'10  
With storage cupboard.

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## **EXTERNALLY**

**PARKING & GARDENS** - Externally the property is located within a quiet cul-de-sac in this popular modern development and boasts an open aspect to the front elevation, two parking spaces with an electric car charging point and to the rear there is a contemporary design landscaped garden with lawn, decked area, and gazebo.

**AGENTS REF:** - DP/LS/MID230744/05012024

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

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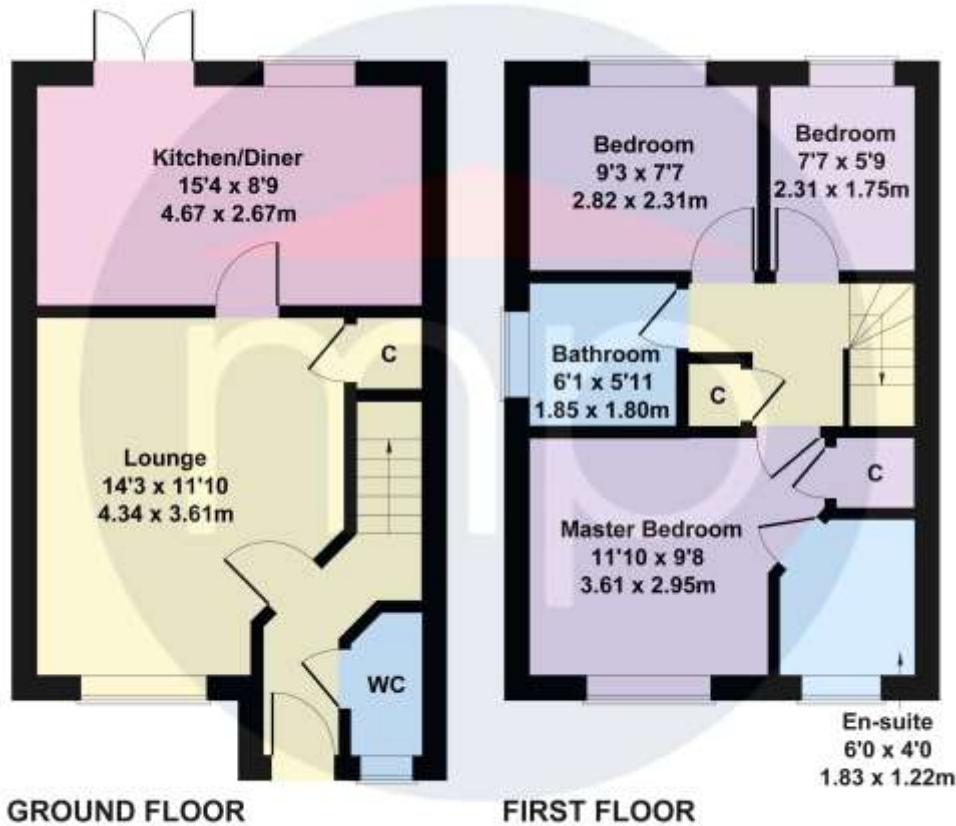


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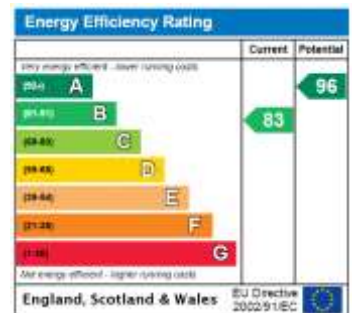
### Horse Chestnut

Approximate Gross Internal Area  
741 sq ft - 69 sq m



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.



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