

BEVERLEY ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HS



- ▲ An Extended Four Bedroom Semi Detached House
- ▲ Sought After Location Within Nunthorpe
- ▲ Walking Distance to Nunthorpe Schools & Local Shops
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Spacious Modern Family Bathroom & Ground Floor WC

- ▲ Two Reception Rooms
- ▲ Open Plan Kitchen/Dining/Family Area & Separate Utility Room
- ▲ Double Width Driveway to Integral Garage
- ▲ Private Enclosed Rear Garden
- ▲ An Ideal Family Home in a Perfect Position
- ▲ Please Call Our Nunthorpe Office to Arrange Your Viewing Appointment

Offers Over £240,000

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19 Beverley Road is a spacious and extended four-bedroom semi-detached house offering well-presented accommodation and occupying a lovely plot with a double width driveway to an integral garage and a private enclosed rear garden with raised patio. Internally the accommodation briefly comprises an entrance lobby, ground floor WC, hallway with staircase to the first floor, dining room with double doors to the lounge, open plan kitchen/dining/family area with French doors to the rear patio and separate utility. To the first floor there are four generous size bedrooms, master with en-suite shower room and a separate modern family bathroom. Please call our Nunthorpe Office to arrange your viewing appointment.

GROUND FLOOR

ENTRANCE LOBBY

CLOAKROOM/WC - 0.84m x 1.24m (2'9" x 4'1")

ENTRANCE HALL - With staircase to the first floor and under stairs cupboard.

LOUNGE - 3.6m x 3.5m (11'10" x 11'6")

With bay window to the front elevation, attractive cast iron fire surround with inset fire and double doors opening to the dining room.

DINING ROOM - 3.78m x 3.5m (max) (12'5" x 11'6" (max))

With French doors to the rear patio area.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 4.95m (16'3") reducing to 2.3m (7'7") x 4.78m (15'8") reducing to 2.57m (8'5")

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and electric hob with extractor over, integrated dishwasher, fridge, tiled floor and French doors to the rear patio area.

UTILITY ROOM - 2.16m x 1.24m (7'1" x 4'1")

With work surface, inset sink, tiled floor, plumbing for washing machine, and internal door to the garage.

FIRST FLOOR

BEDROOM ONE - 3.56m x 3.78m (11'8" x 12'5")

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EN-SUITE SHOWER ROOM - 1.98m x 2.36m (6'6" x 7'9")

Modern suite comprising floating wash hand basin with storage under, shower cubicle, low level WC, part tiled walls, chrome heated towel rail and airing cupboard.

BEDROOM TWO - 4.06m x 2.9m (13'4" x 9'6")

With built-in wardrobes and bay window to the front elevation.

BEDROOM THREE - 2.3m x 4.67m (7'7" x 15'4")

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

BATHROOM - 2.36m x 2.18m (7'9" x 7'2")

White suite comprising double ended bath, low level WC, pedestal wash hand basin, shower cubicle, and part tiled walls.

EXTERNALLY

GARAGE - 5.1m x 2.24m (16'9" x 7'4")

Externally there is a double width driveway to the front elevation leading to an integral garage with internal courtesy door to the utility.

GARDEN - To the rear there is a private enclosed garden with raised patio, lawn and mature hedge borders.

AGENTS REF: - DP/LS/NUN180360/08092023

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

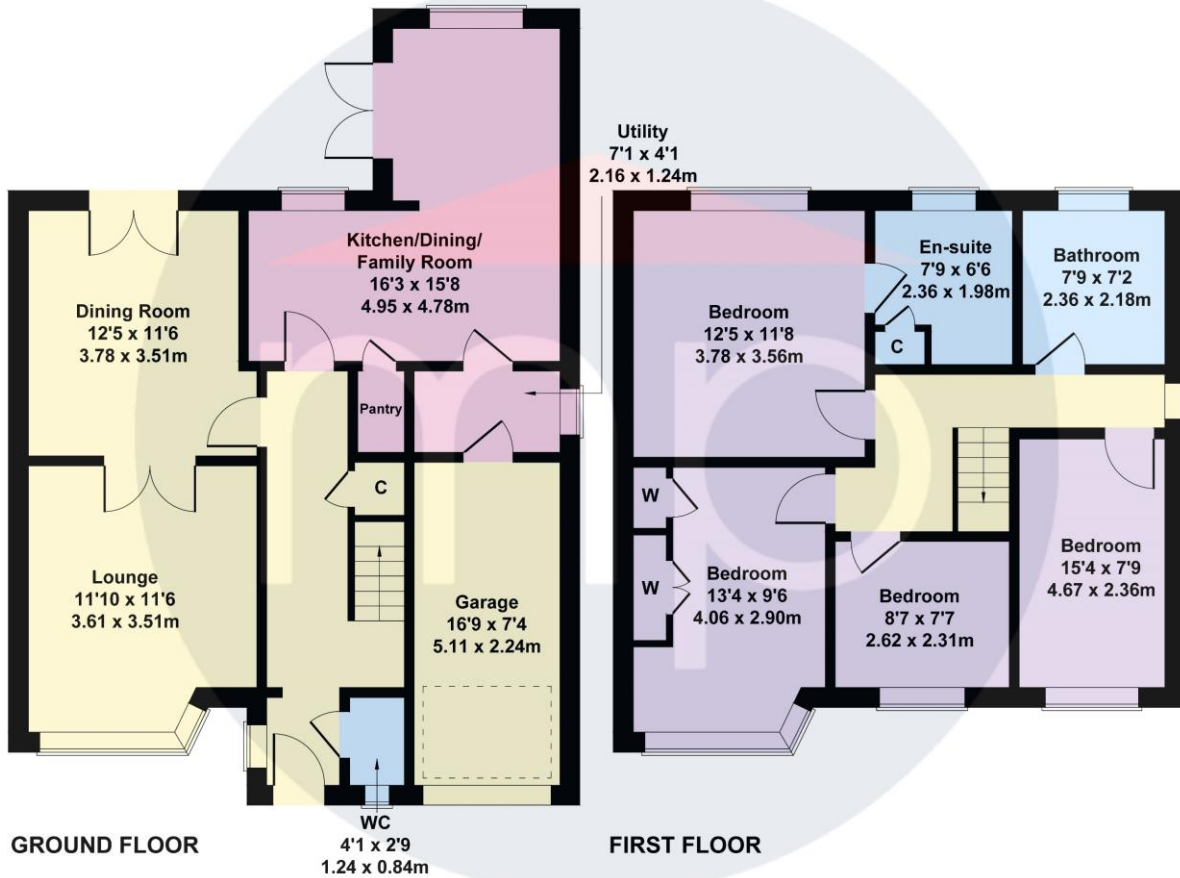


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Beverley Road

Approximate Gross Internal Area
1469 sq ft - 136 sq m



Not to Scale. Produced by The Plan Portal 2023
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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 | | 85 |
| (81-91) | B | | |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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