

THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AA



- ▲ A Large Four Bedroom Detached Residence Located Within This Popular Tree Lined Road in Nunthorpe
- ▲ Large Mature Plot with Extensive Parking, 32ft Tandem Style Garage & Mature Well Maintained Southwest Facing Rear Garden Approximately 2,600 Sq. Ft of Accommodation Including Garage
- ▲ Three Reception Areas
- ▲ Large Hallway Opening to Spacious Living Room with Bi-Folding Doors & Wood Burning Stove
- ▲ Laundry Room, Utility Room & Ground Floor WC
- ▲ Modern Fitted Kitchen
- ▲ Four Double Bedrooms, Master with En-Suite Shower Room & Modern Family Bathroom
- ▲ Bar Area with French Doors to the Rear Garden
- ▲ This Truly is a Perfect Family Home
- ▲ Viewing Available Via Our Nunthorpe Office

£475,000

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7 The Avenue is a unique four bedroom detached residence occupying a fabulous plot with an extensive driveway leading to a 33ft garage, front garden, and a generous size, southwest facing, private garden to the rear with spacious patio area, lawn, mature borders and bar/mancave. Internally the accommodation briefly comprises a spacious entrance hall, living room with bi-folding doors to the rear garden and wood burning stove, separate snug, large cloakroom, modern fitted kitchen opening to a spacious dining room, utility room, cloakroom/WC, and laundry room. To the first floor there is a spacious landing, four double bedrooms, master with an en-suite shower room and a smart family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - 4.37m x 3.2m (14'4" x 10'6")
With oak staircase and opening to the living room.

LIVING ROOM - 5.72m x 4.75m (18'9" x 15'7")
Feature wood burning stove with exposed brick surround and oak beam over and bi-folding doors to the private garden.

SNUG - 4.3m x 2.97m (14'1" x 9'9")

CLOAKROOM - 2.97m x 1.3m (9'9" x 4'3")

KITCHEN - 4.2m x 2.97m (13'9" x 9'9")
With a modern range of fitted wall and floor units, complementing work surfaces, Rangemaster oven with extractor over, integrated fridge and freezer, dishwasher, spotlighting, and opening to the dining room.

DINING ROOM - 4.72m x 3.66m (15'6" x 12')
With access to the utility room.

UTILITY ROOM - 2.13m x 1.55m (7' x 5'1")
With plumbing for washing machine and dryer.

CLOAKROOM/WC - 1.9m x 0.79m (6'3" x 2'7")
With low level WC and wash hand basin.

INNER HALLWAY
With external access to both elevations.

LAUNDRY ROOM - 3.56m x 2.46m (11'8" x 8'1")
With built-in storage housing the pressurised heating system and internal door to the garage.

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FIRST FLOOR

LANDING - 3.2m x 5.4m (10'6" x 17'9")

BEDROOM ONE - 3.84m x 3.53m (12'7" x 11'7")

With built-in wardrobes.

EN-SUITE SHOWER ROOM - 3.5m x 0.97m (11'6" x 3'2")

Modern suite comprising shower cubicle, vanity wash hand basin, and low level WC.

BEDROOM TWO - 3.58m x 4.75m (11'9" x 15'7")

With dual aspect windows.

BEDROOM THREE - 2.95m x 4.2m (9'8" x 13'9")

With dual aspect windows.

BEDROOM FOUR - 2.77m x 2.97m (9'1" x 9'9")

BATHROOM - 2.92m x 2.54m (9'7" x 8'4")

Comprising freestanding roll top claw foot bath, vintage style wash hand basin, low level WC, shower cubicle, heated towel rail and fully tiled walls and floor.

EXTERNALLY

GARDENS & PARKING - Externally the property occupies a fabulous plot with mature garden to the front elevation and an extensive driveway leading to an attached garage. To the rear there is a southwest facing well maintained private garden with extensive patio, lawn, mature borders, and a bar.

GARAGE - 9.88m x 2.9m (32'5" x 9'6")

BAR - 5.66m x 2.62m (18'7" x 8'7")

With laminate style flooring, spotlighting, two sets of French doors and a single door. A great entertaining space or could be used as a home office or studio.

AGENTS REF: - DP/LS/NUN210387/17072023

Council Tax Band: F **Tenure:** Freehold

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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		
(81-91)	B		81
(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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