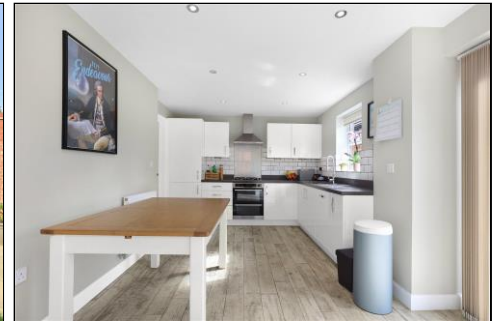


AYTON MEADOWS, NUNTHORPE, MIDDLESBROUGH, TS7 0AY



- ▲ A Beautifully Presented Three Bedroom Detached House
- ▲ Located Within the Popular Grey Towers Village Built by David Wilson Homes
- ▲ 17ft Plus Open Plan Modern Fitted Kitchen Diner with Integrated Appliances, French Doors Opening to a Wall Enclosed Private Garden & Separate Utility Room

- ▲ Separate Living Room
- ▲ Cloakroom/WC
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Driveway to Single Garage
- ▲ Sought After Location
- ▲ Early Viewing Advised

Offers in the region of £280,000

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32 Ayton Meadows is a beautifully presented three-bedroom detached house located on the prestigious Grey Towers Village Development built by David Wilson Homes and occupies a lovely plot with a private wall enclosed garden, driveway, and garage to the rear. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, living room, open plan kitchen diner and separate utility. To the first floor there are three bedrooms, master with modern en-suite shower room and a separate modern family bathroom. Please call our Nunthorpe Office to arrange your viewing appointment today as we are expecting a high level of interest.

KITCHEN DINER - 5.38m x 2.84m (17'8" x 9'4")

Featuring a modern range of fitted wall and floor units, complementing work surfaces, integrated double oven, hob with extractor over, fridge freezer and dishwasher. Tiled splashbacks, tiled floor, spotlighting, and French doors open to the side wall enclosed garden.

UTILITY ROOM - 1.68m x 1.65m (5'6" x 5'5")

With a range of modern fitted units, plumbing for washing machine and dryer, tiled floor, storage cupboard and rear external door.

GROUND FLOOR

ENTRANCE HALL - With tiled floor.

CLOAKROOM/WC - With low level WC, wash hand basin and tiled floor.

LIVING ROOM - 5.38m x 3.18m (17'8" x 10'5")
With dual aspect windows.

FIRST FLOOR

LANDING - With storage cupboard and loft access.

BEDROOM ONE - 4.01m x 4.32m (13'2" x 14'2")

EN-SUITE SHOWER ROOM - 1.73m x 1.73m (5'8" x 5'8")
Modern suite with shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, and heated towel rail.

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

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BEDROOM TWO - 3.63m x 2.92m (11'11" x 9'7")

With airing cupboard.

BEDROOM THREE - 2.64m x 2.24m (8'8" x 7'4")

BATHROOM - 1.98m x 1.93m (6'6" x 6'4")

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

EXTERNALLY

PARKING & GARAGE - Externally there is a block paved driveway to the rear leading to a single garage with up and over door, electric and light.

GARDEN - To the side elevation there is a part wall enclosed garden with planted borders, patio and lawn.

AGENTS REF: - DP/LS/NUN210684/04042024

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

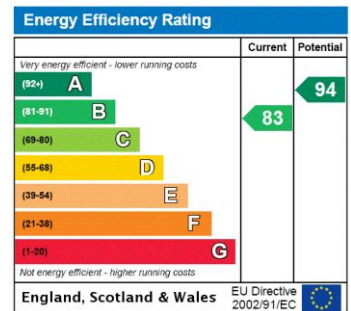


AYTON MEADOWS, TS7 0AY





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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