

GREY TOWERS DRIVE, NUNTHORPE, MIDDLESBROUGH, TS7 0LS



FOR SALE BY AUCTION
Wednesday 27th March 2024



- ▲ A Rare Opportunity to Purchase a Large Four Bedroom Detached Residence on Grey Towers Drive
- ▲ Occupying a Plot of Approximately 0.44 of An Acre
- ▲ Four Reception Rooms
- ▲ Kitchen & Separate Utility
- ▲ Four Double Bedrooms, Master with En-Suite Shower Room
- ▲ Large Landing & Hallway
- ▲ Detached Double Garage & Ample Off-Road Parking
- ▲ Large Gardens
- ▲ No Forward Chain
- ▲ A Fabulous Opportunity to Create Your Forever Family Home!

Guide Price £425,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION *** Wednesday 27th March 2024 *** Option 2 *** www.agentspropertyauction.com

5 Grey Towers Drive is a large four-bedroom detached residence occupying one of the largest plots on this development measuring approximately 0.44 of an acre featuring extensive lawned gardens, mature trees and borders, detached double garage and ample off road parking on the driveway. Internally the accommodation briefly comprises a spacious entrance hall, cloakroom/WC, lounge, dining room, study, fitted kitchen with separate utility room and pantry, playroom, and additional WC. To the first floor there are four double bedrooms, master with en-suite shower room and separate 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.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - 5m (max) x 3.07m (16'5" (max) x 10'1")
With under stairs cupboard.

CLOAKROOM/WC - 1.9m x 1.14m (6'3" x 3'9")
With low level WC, wash hand basin and part tiled walls.

STUDY - 3.07m x 2.62m (10'1" x 8'7")

LIVING ROOM - 7.4m x 4.06m (24'3" x 13'4")
With feature stone fire surround, French doors to the rear elevation, two porthole windows to the side and bow window to the front.

DINING ROOM - 4.1m x 4.17m (13'5" x 13'8")
With French doors to the rear garden.

KITCHEN - 4.17m x 3.53m (13'8" x 11'7")
With a range of fitted wall and floor units and complementing work surfaces.

UTILITY ROOM - 2.54m x 2.64m (8'4" x 8'8")
With sink unit, plumbing for washing machine, wall mounted Worcester central heating boiler and rear external door.

PANTRY - With internal shelving.

PLAYROOM - 5.38m x 4.78m (17'8" x 15'8")
With two large storage cupboards, meter cupboard, and dual aspect windows.

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

www.michaelpoole.co.uk



GREY TOWERS DRIVE, TS7 0LS



INNER PORCH - 2.29m x 1m (7'6" x 3'3")

With sink unit with storage above and external side door.

WC - 1.68m x 0.97m (5'6" x 3'2")

With low level WC and wash hand basin.

FIRST FLOOR

LANDING - 4.11m x 3.73m (13'6" x 12'3")

A large spacious landing with double airing cupboard housing the hot water cylinder.

BEDROOM ONE - 4.1m x 4.2m (13'5" x 13'9")

With double built-in wardrobe.

EN-SUITE BATHROOM - 1.96m x 3.12m (6'5" x 10'3")

into shower cubicle

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

BEDROOM TWO - 4.1m x 3.07m (13'5" x 10'1")

BEDROOM THREE - 3.56m x 4.2m (11'8" x 13'9")

With dual aspect windows.

BEDROOM FOUR - 3.78m x 3.07m (12'5" x 10'1")

With built-in wardrobe.

BATHROOM - 3.15m x 1.96m (10'4" x 6'5")

Comprising bath with shower over and screen, low level WC, wash hand basin, and part tiled walls.

EXTERNALLY

GARDENS & DOUBLE GARAGE - Occupying one of the largest plots on this development measuring approximately 0.44 of an acre

featuring extensive lawned gardens, mature trees and borders, detached double garage and ample off road parking on the driveway.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

Disclaimer

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - DP/LS/NUN210796/26022024

Council Tax Band: G **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

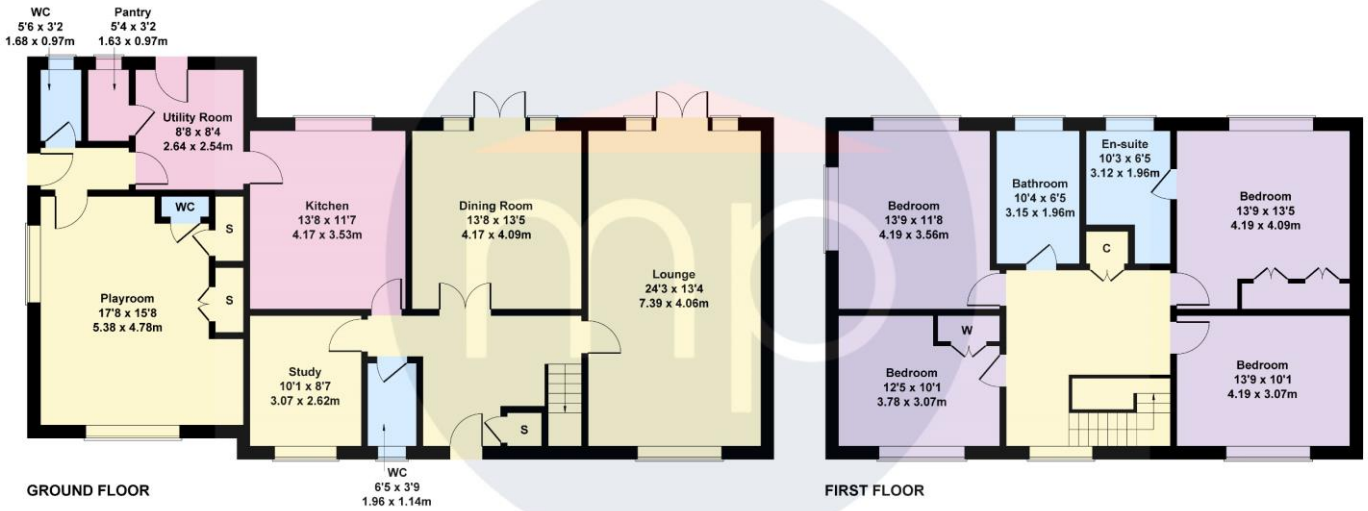






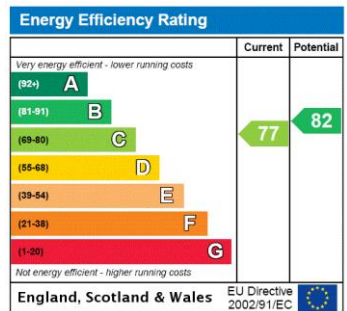
5 Grey Towers Drive

Approximate Gross Internal Area
2359 sq ft - 219 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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS