

## RUNNYMEDE, NUNTHORPE, MIDDLESBROUGH, TS7 0QL



- ▲ Four Bedroom Detached House
- ▲ No Forward Chain
- ▲ Sought After Location Within Nunthorpe
- ▲ Occupying a Lovely Plot with Printed Concrete Driveway, Carport & Garage
- ▲ Generous Size, Well Maintained & Relatively Private Garden
- ▲ Extended Kitchen
- ▲ 20ft Living Room & Separate Dining Room
- ▲ Four Good Size Bedrooms
- ▲ Early Viewing Advised

**£240,000**

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20 Runnymede is a four bedroom detached home located within the popular area of Nunthorpe and occupying a delightful plot with lawned front garden, printed concrete driveway, carport, detached garage and a well maintained enclosed rear garden with timber shed, patio, lawn, and planted borders. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, 20ft living room, extended 14ft plus fitted kitchen and separate dining room. To the first floor there are four generous size bedrooms and a family bathroom. Early viewing is advised.

**KITCHEN - 4.5m x 3.25m (14'9" x 10'8")**

With a range of fitted wall and floor units, complementing work surfaces, double oven, four ring hob, plumbing for washing machine and dryer, tiled splashbacks, concealed central heating floor standing boiler and integral door to the garage.

**DINING ROOM - 2.8m (9'2") x 4.72m (15'6") into stairs**

With storage under staircase and large patio doors opening to the rear garden.

**GROUND FLOOR**

**ENTRANCE HALL**

**CLOAKROOM/WC - 1.45m x 1.57m (4'9" x 5'2")**

With low level WC, wash hand basin and part tiled walls.

**LIVING ROOM - 6.25m x 3.73m (20'6" x 12'3")**

With two large windows flooding the room with natural light and feature stone breast and inset fire.

**FIRST FLOOR**

**BEDROOM ONE - 3.78m x 3.45m (12'5" x 11'4")**

With full length fitted wardrobes.

**BEDROOM TWO - 3.73m (12'3") x 3.45m (11'4") into alcove**

With built-in storage/wardrobe.

**BEDROOM THREE - 3.35m x 2.62m (11' x 8'7")**

With full length fitted wardrobes.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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# RUNNYMEDE, TS7 0QL

## **BEDROOM FOUR - 2.74m x 2.64m (9' x 8'8")**

With built-in wardrobes.

## **BATHROOM - 2.8m x 1.63m (9'2" x 5'4")**

White suite comprising bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail and airing cupboard.

## **EXTERNALLY**

### **GARDENS & GARAGE**

Externally there is a lawned front garden and a printed concrete driveway with carport leading to the attached single garage. To the rear there is an enclosed and relatively private garden laid to lawn with planted borders, patio area and timber shed.

**AGENTS REF:** - DP/LS/NUN220327/06052022

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on  
Tel: 01642 955625



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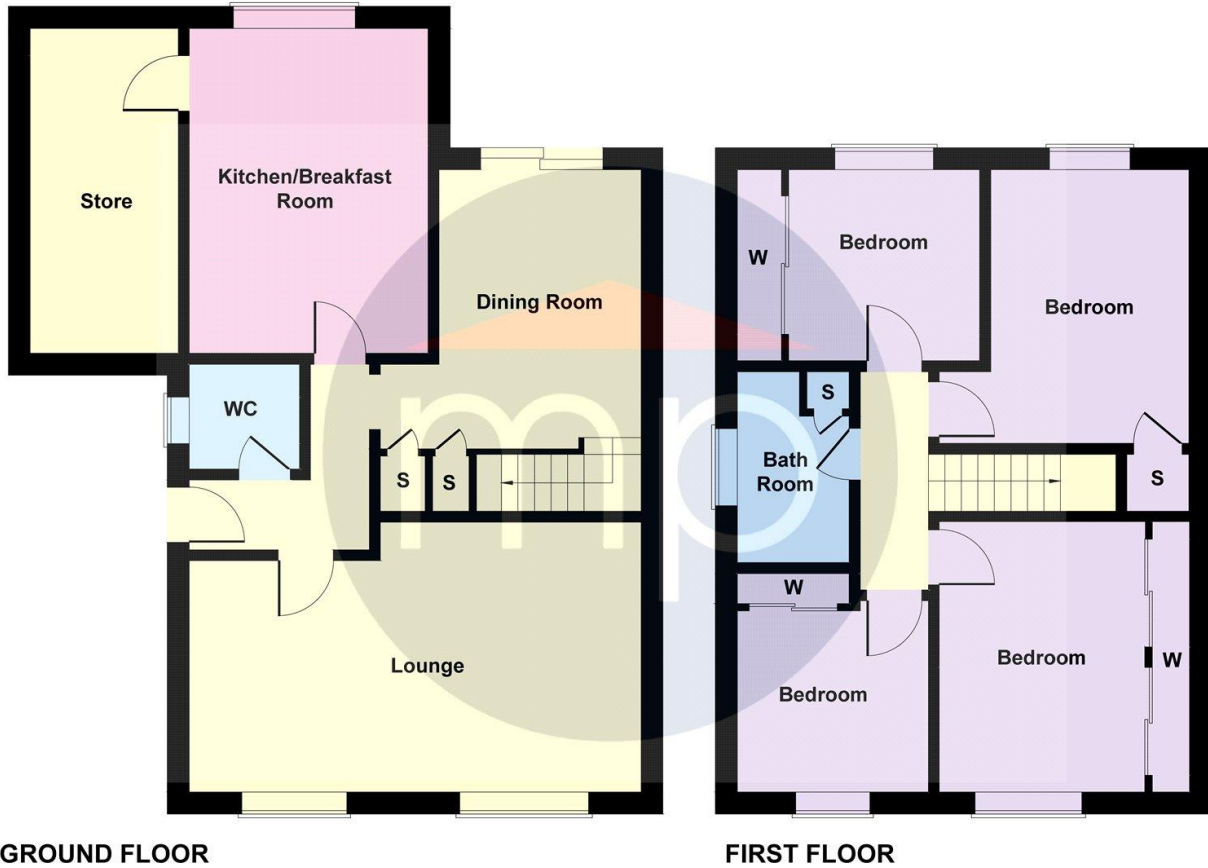
A photograph of the storefront for Michael Poole property consultants at night. The building has a prominent blue neon sign that reads "Michael Poole property consultants". The large glass windows are filled with property listings and brochures. The interior is brightly lit, and the overall scene is illuminated by the blue neon light and the interior lights.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

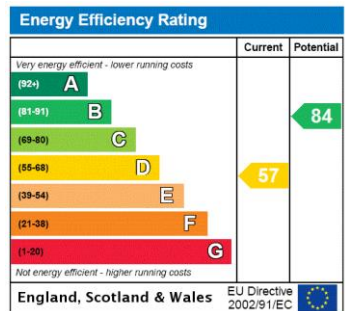


**20 Runnymede**



Not to Scale. Produced by The Plan Portal 2022  
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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.



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