

# CORTLAND ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0JX



- ▲ A Large Two Bedroom Detached Bungalow Offering Approximately 2,100 Sq. Ft of Ground Floor Space
- ▲ Sought After Location Within Nunthorpe
- ▲ Private Rear Garden
- ▲ Block Paved Turning Driveway & Double Garage
- ▲ Spacious Entrance Hall
- ▲ Two Large Bedrooms & Two Reception Rooms
- ▲ Conservatory
- ▲ En-Suite Shower Room
- ▲ Bungalows of this Size Are Rarely Available to the Open Market
- ▲ Please Call Our Office to Arrange Your Viewing Appointment Today

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31 Cortland Road is a spacious two bedroom detached bungalow offering 2,100 sq. ft of ground floor space and is located within a sought after area offering easy access to local amenities and transport links. The bungalow occupies a fabulous plot with a turning block paved driveway leading to a double garage and to the rear there is a generous size lawned garden offering a high degree of privacy. Internally the accommodation briefly comprises an entrance porch, large entrance hall with double airing cupboard, two large bedrooms, one with en-suite shower room, the other has Jack & Jill entry to the family bathroom. There is also a spacious living room, conservatory, dining room, kitchen, and utility. 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 PORCH - 2.18m x 1.4m (7'2" x 4'7")**

**ENTRANCE HALL - 6.55m x 3.43m (max) (21'6" x 11'3" (max))**  
With double airing cupboard.

**KITCHEN - 4.17m x 2.97m (13'8" x 9'9")**

With a range of fitted wall and floor units, complementing work surfaces, integrated oven and microwave, dishwasher, fridge, space for cooker, downlighting and access to the utility.

**UTILITY ROOM - 2.67m x 2.97m (8'9" x 9'9")**

With a range of fitted units, plumbing for washing machine and dryer, inset sink, front and rear external doors, and internal door to the garage.

**DINING ROOM - 4.32m x 3.9m (14'2" x 12'10")**

Accessed via the kitchen and double doors from the hallway.

**LIVING ROOM - 6.1m x 4.5m (20' x 14'9")**

With large bow window overlooking the private garden, feature fire surround with inset fire and double doors open to the conservatory.

**CONSERVATORY - 4.98m x 4.37m (16'4" x 14'4")**

With French doors to the rear garden.

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

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## CORTLAND ROAD, TS7 0JX

### **BEDROOM ONE - 4.8m x 4.62m (15'9" x 15'2")**

With Jack & Jill entry to the family bathroom.

### **FAMILY BATHROOM - 2.3m x 2.8m (7'7" x 9'2")**

Also access via the entrance hall and comprising bath, shower cubicle, vanity wash hand basin, low level WC and tiled walls.

### **BEDROOM TWO - 4.65m x 4.06m (15'3" x 13'4")**

With large bow window.

### **EN-SUITE SHOWER ROOM - 1.32m x 2m (4'4" x 6'7")**

Comprising shower cubicle with marble tiled wall, vanity wash hand basin, and low level WC.

### **EXTERNALLY**

**PARKING** - Externally the property occupies a fabulous plot within this sought after location within Nunthorpe and featuring a block paved driveway with two access points and gravelled borders leading to the double garage.

### **DOUBLE GARAGE - 6.2m x 4.95m (20'4" x 16'3")**

With electric door and low level WC.

**GARDEN** - Gated access to the side elevation leads to the spacious private garden laid to lawn.

**AGENTS REF:** - DP/LS/NUN220557/26052023

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**





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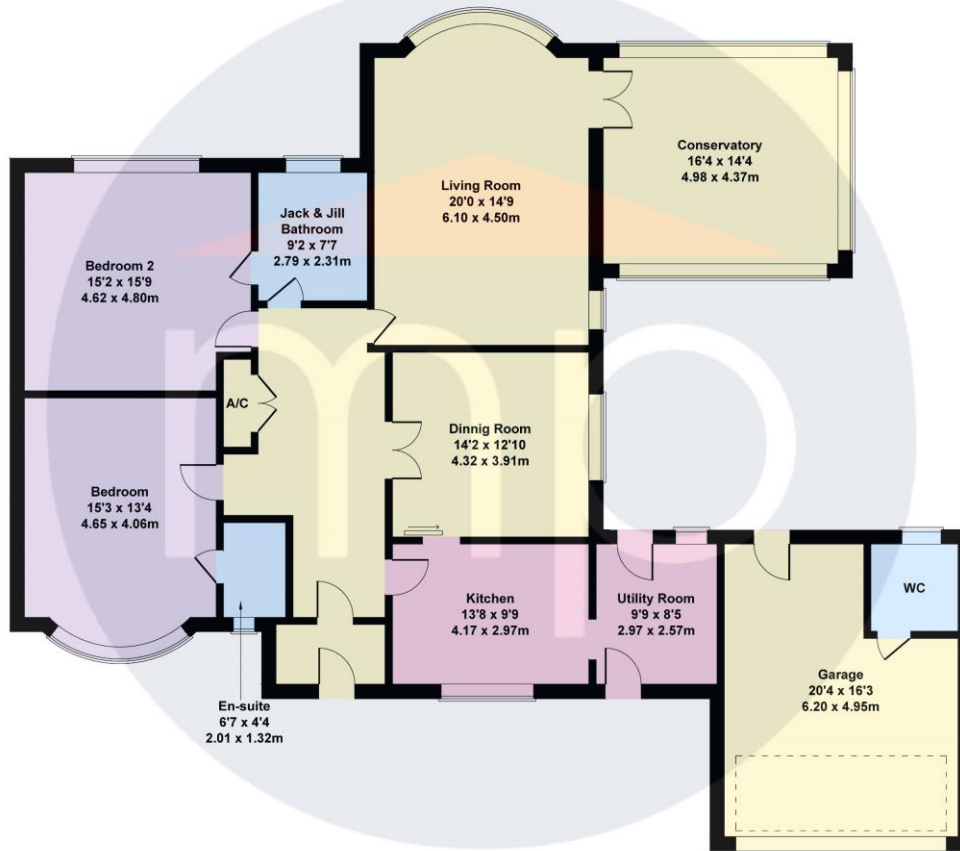


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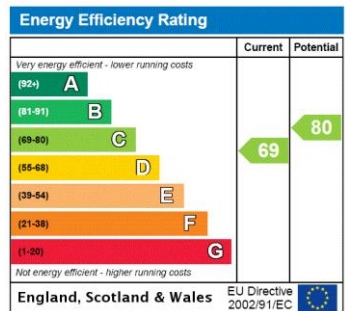
**Cortland Road**

Approximate Gross Internal Area  
2136 sq ft - 198 sq m



Not to Scale. Produced by The Plan Portal 2023  
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