

ELLERBECK AVENUE, GREY TOWERS VILLAGE, NUNTHORPE, TS7 0PW



- ▲ A Stunning Three Bedroom Detached Property
- ▲ Located in the Prestigious Grey Tower Village Development Built by David Wilson Homes
- ▲ 17ft Plus Open Plan Kitchen Diner
- ▲ Utility Room & Ground Floor WC
- ▲ 17ft Plus Living Room

- ▲ Master Bedroom with Built-in Wardrobes & Modern En-Suite Shower Room
- ▲ Generous Size Rear Garden
- ▲ Driveway to Single Detached Garage
- ▲ Well Presented & Well-Planned Accommodation Throughout
- ▲ Sought After Area of Nunthorpe
- ▲ Early Viewing Advised

£275,000

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Michael Poole Estate Agents in Nunthorpe welcome to the market this well planned and designed three-bedroom detached house on the prestigious grey Towers Village Development built by David Wilson Homes. Internally the accommodation briefly comprises an entrance hall, ground floor WC, open plan kitchen diner with separate utility room and living room. To the first floor there are three bedrooms, master with an en-suite shower room and modern family bathroom. Externally there is a driveway leading to a single detached garage and to the rear there is a generous size garden mainly laid to lawn. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC - 1.42m x 0.94m (4'8" x 3'1")
With white low-level WC, wash basin and part tiled walls.

LIVING ROOM - 5.38m x 3.18m (17'8" x 10'5")
With French doors onto the rear garden.

KITCHEN DINER - 5.38m x 2.84m (17'8" x 9'4")
Featuring a modern range of fitted wall and floor units with integrated appliances including fridge freezer, dishwasher, electric oven and four ring gas hob with extractor over. Karndean flooring and spotlighting.

UTILITY ROOM - 1.68m x 1.65m (5'6" x 5'5")
With a range of modern fitted wall and floor units, complementary work surface, plumbing for washing machine, spotlighting and rear access door.

FIRST FLOOR

LANDING
With storage cupboard and loft access.

BEDROOM ONE - 4.01m x 4.32m (13'2" x 14'2")
With built-in wardrobe.

EN-SUITE SHOWER ROOM - 1.73m x 1.73m (5'8" x 5'8")
A modern suite comprising low level WC, wash basin, shower cubicle, part tiled walls and chrome 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")

With a modern white suite comprising panelled bath, low level WC, pedestal wash hand basin and part tiled walls.

EXTERNALLY

GARDENS & GARAGE

A driveway leads to a single detached garage with up and over door, electric, lighting and side courtesy door. To the rear there is a generous size garden mainly laid to lawn with patio area.

AGENTS REF: - DP/LS/NUN190146/170519

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

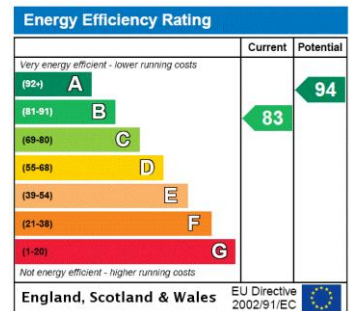


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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