

# HIGH GILL ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0EA



- ▲ A Spacious & Extended Five Bedroom Property
- ▲ Located Within This Prime Area of Nunthorpe
- ▲ 21ft Open Plan Kitchen Diner with Separate Utility & Ground Floor Shower Room
- ▲ Separate Living Room

- ▲ Modern En-Suite Shower Room
- ▲ Stunning Family Bathroom with Freestanding Roll Top Claw Foot Bath & Separate Shower
- ▲ Tarmac Driveway Leading to An Integral Garage with Electric Door
- ▲ Private Landscaped Rear Garden with Summerhouse

**£350,000**

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49 High Gill Road is a well-presented and extended five-bedroom detached house occupying a lovely plot with a tarmac driveway to the front elevation leading to an integral garage and to the rear there is a private landscaped garden. Internally the accommodation briefly comprises an entrance hall with large storage cupboard, living room, open plan kitchen diner, utility room and shower room. To the first floor there are five bedrooms, one with a modern ensuite shower room and there is a stunning 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.

**GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor and large under stairs cupboard.

**LIVING ROOM - 4.57m x 4.14m (15' x 13'7")**  
With feature fire surround with contemporary living flame gas fire.

**OPEN PLAN KITCHEN DINER - 6.65m x 3.58m (21'10" x 11'9")**  
With a smart range of shaker design fitted wall and floor units, granite work surfaces, space for range style cooker with extractor over, display cabinets, vertical design radiator, and French doors to the rear garden.

**UTILITY ROOM - 2.6m x 2.16m (8'6" x 7'1")**  
With a range of shaker design units, plumbing for washing machine and dryer, and space for American style fridge freezer.

**SHOWER ROOM - 2.6m x 1m (8'6" x 3'3")**  
Comprising shower cubicle, vanity wash hand basin, low level WC, and part tiled walls.

**FIRST FLOOR**

**LANDING** - With two large storage cupboards.

**BEDROOM ONE - 4.1m x 3.38m (13'5" x 11'1")**  
With built-in wardrobes.

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

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## **BEDROOM TWO - 4.11m x 2.44m (13'6" x 8')**

### **EN-SUITE SHOWER ROOM - 1.6m x 1.07m (5'3" x 3'6")**

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC, and part tiled walls.

### **BEDROOM THREE - 3.4m x 3.18m (11'2" x 10'5")**

Built-in wardrobes with sliding doors.

### **BEDROOM FOUR - 3.25m x 2.95m (max) (10'8" x 9'8" (max)) (max)**

### **BEDROOM FIVE - 3.2m (max) x 2.97m (10'6" (max) x 9'9")**

3.2m (max) x 2.97m  
With built-in storage.

### **BATHROOM - 2.36m x 1.98m (7'9" x 6'6")**

Smart white suite comprising freestanding roll top claw foot bath, shower cubicle, vanity wash hand basin, low level WC, tiled floor, and part tiled walls.

## **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - Externally there is a tarmac driveway to the front elevation leading to an integral garage with electric door and to the rear there is a lovely, landscaped garden with patio area, lawn, raised sleeper borders and summerhouse.

**AGENTS REF:** - DP/LS/NUN220724/21032024

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

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

Tel: **01642 955625**



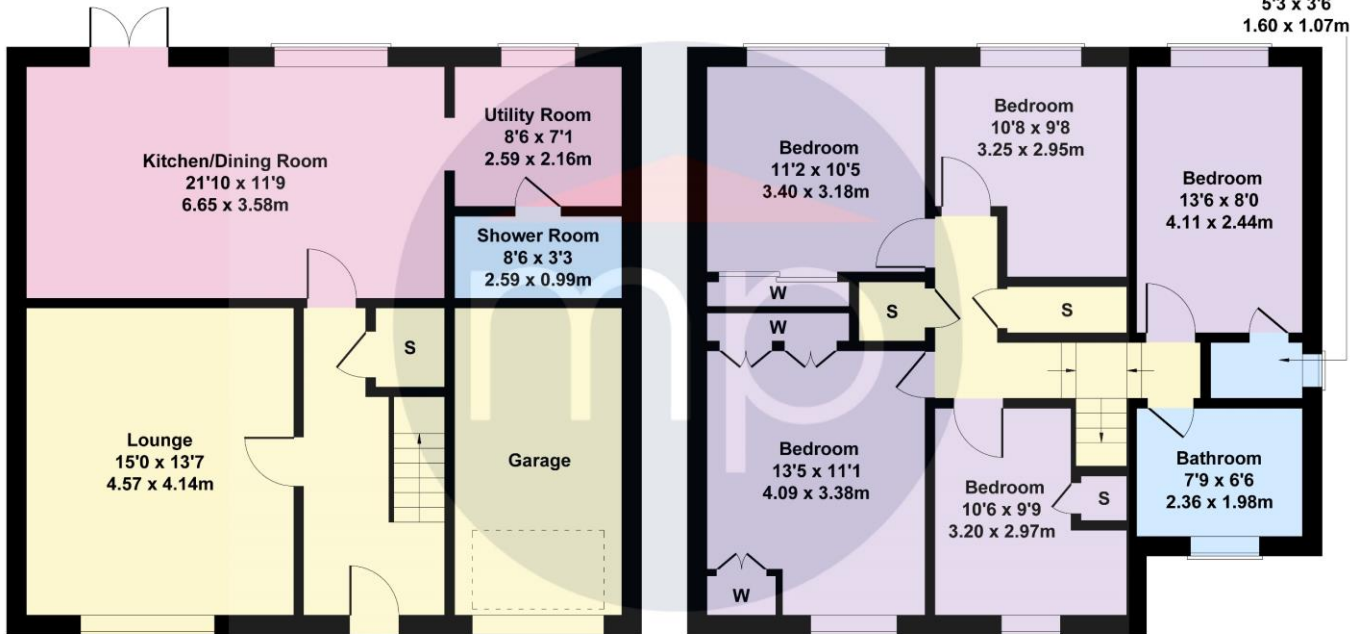
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### High Gill Road

Approximate Gross Internal Area  
1648 sq ft - 153 sq m

En-suite  
5'3 x 3'6  
1.60 x 1.07m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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