

CLARENCE ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0DA



- ▲ A Mature Three Bedroom Semi Detached House
- ▲ Popular Location Within Nunthorpe
- ▲ Two Spacious Reception Rooms
- ▲ Fitted Kitchen

- ▲ Cloakroom/WC
- ▲ Private Mature Rear Garden
- ▲ £1,000 Incentive Offered Towards Legal Fees

Offers Over £150,000

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**** £1,000 Incentive Offered Towards Legal Fees ****

20 Clarence Road is a mature three bedroom semi-detached house located within a popular area of Nunthorpe and occupies a lovely plot with a mature private rear garden. Internally the accommodation briefly comprises an entrance hall, bay fronted living room, rear dining room, fitted kitchen and cloakroom/WC. To the first floor there are three bedrooms and a family bathroom. Please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM - 4.2m (13'9") into bay x 3.56m (11'8")

DINING ROOM - 5.66m x 3.6m (18'7" x 11'10")
With external door to the rear elevation.

KITCHEN - 3.38m x 2.54m (11'1" x 8'4")

With a range of fitted wall and floor units and rear external door.

CLOAKROOM/WC

With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.53m x 3.66m (11'7" x 12')

BEDROOM TWO - 3.66m x 2.9m (12' x 9'6")

BEDROOM THREE - 2.64m x 2.64m (8'8" x 8'8")

BATHROOM - 2.67m x 1.68m (8'9" x 5'6")

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

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EXTERNALLY

GARDENS

Externally there is a front garden and to the rear there is a delightful mature and private garden laid to lawn with planted borders and patio.

AGENTS NOTE: - £1,000 incentive offered towards legal fees.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DP/LS/NUN230397/01062023

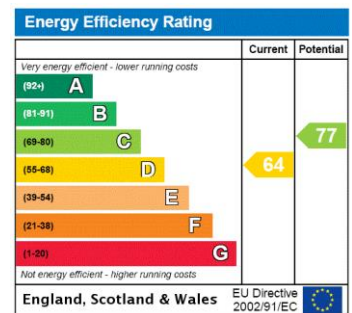
Council Tax Band: C **Tenure:** Freehold

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





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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