

ROOKWOOD ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0BN



- ▲ An Individually Designed Three Bedroom Semi Detached House
- ▲ Located in the Heart of Nunthorpe on this Sought After Road
- ▲ Private Mature Rear Garden

- ▲ Open Plan Kitchen Diner
- ▲ Spacious Living Room
- ▲ Three Bedrooms Plus Study
- ▲ Single Garage
- ▲ No Forward Chain

£240,000

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Offered for sale with no forward chain, 24 Rookwood Road is an individually designed three bedroom semi-detached house located within the heart of Nunthorpe and occupying a lovely plot with a mature private rear garden, parking, and garage. Internally the accommodation briefly comprises an entrance vestibule with internal access to the garage and access to the entrance hall with storage cupboard, open plan kitchen diner to the front elevation and living room to the rear offering lovely views over the private garden. To the first floor there are three bedrooms, additional study off the master bedroom and there is a separate 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 VESTIBULE - With front entrance door, rear external door to the garden, internal door to the garage and internal door to the entrance hall.

ENTRANCE HALL - With staircase to the first floor and storage cupboard.

KITCHEN DINER - 5.4m x 3.15m (17'9" x 10'4")

With a range of fitted wall and floor units, electric oven, and hob, plumbing for washing machine, and part tiled walls.

LOUNGE - 5.5m x 3.53m (18'1" x 11'7")

With side access door, dual aspect windows and feature fire surround with inset fire.

FIRST FLOOR

BEDROOM ONE - 3.53m x 3.12m (11'7" x 10'3")

With access to the study.

STUDY - 3.53m x 2.2m (11'7" x 7'3")

With built-in storage.

BEDROOM TWO - 3.15m x 3.12m (10'4" x 10'3")

With built-in storage cupboard and bunkbed.

BEDROOM THREE - 3.15m x 2.24m (10'4" x 7'4")

BATHROOM - 1.98m x 1.68m (6'6" x 5'6")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING - Externally there is a parking space to the front elevation with large border which could be made into additional parking.

GARAGE - 5.7m x 2.64m (18'8" x 8'8")

GARDEN - To the rear there is a beautiful mature lawned garden offering a high degree of privacy with mature trees and shrubs.

AGENTS REF: - DP/LS/NUN230406/02062023

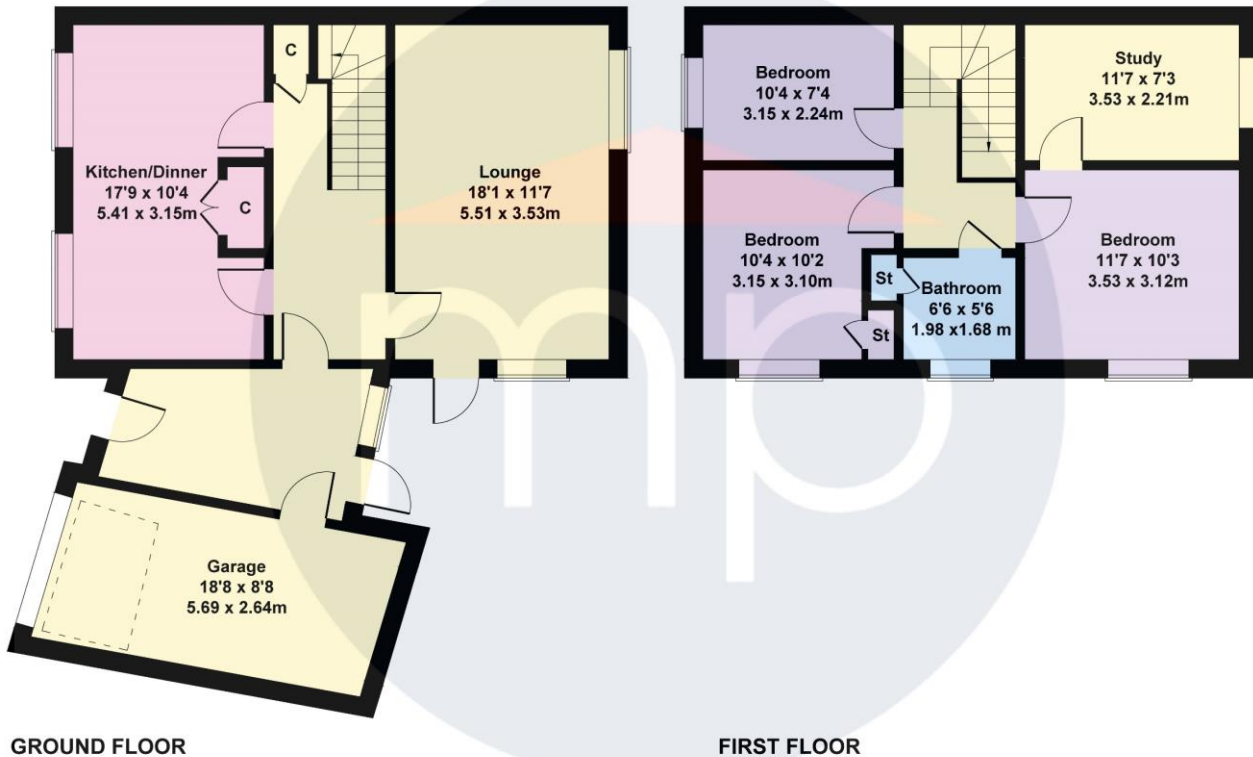
Council Tax Band: E **Tenure:** Freehold

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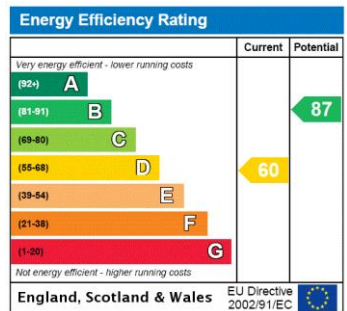
Rookwood Road

Approximate Gross Internal Area
1314 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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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