

LOW GILL VIEW, MIDDLESBROUGH, TS7 8AX



- ▲ A Modern Three Bedroom Semi Detached House Offering Stunning Open Plan Accommodation
- ▲ Built by Avant Homes on this Popular Development in Nunthorpe
- ▲ Open Plan Kitchen/Family/Dining Area with Bi-Folding Doors to a Landscaped Garden
- ▲ Ground Floor WC & Modern Family Bathroom
- ▲ Off Road Parking to the Front Elevation
- ▲ Open Views Over the Green
- ▲ A Beautifully Maintained Property That Needs to Be Seen Internally to Be Appreciated
- ▲ Great Access to Local Rail Network

Offers Over £190,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



119 Low Gill View is a stunning three bedroom semi-detached house offering modern open plan accommodation. Built by Avant Homes on this popular development with lovely views to the front elevation across the green and occupying a larger than average plot with off road parking and a generous size landscaped garden to the rear. Internally the accommodation briefly comprises an entrance porch, cloakroom/WC and large open plan kitchen/family dining area with a modern fitted kitchen, tiled floor, and bi-folding doors to the rear garden. To the first floor there are three bedrooms and a modern family. 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

CLOAKROOM/WC - 1.75m x 1.55m (5'9" x 5'1")
With floating wash hand basin, low level WC and part tiled walls.

OPEN PLAN KITCHEN/FAMILY/DINING AREA - 7.24m (max) x 5.36m (23'9" (max) x 17'7")

Featuring a modern range of fitted wall and floor units with complementing work surfaces, integrated double oven, fridge freezer and dishwasher. Tiled floor, spotlighting and bi-folding doors to the landscaped garden.

UTILITY CUPBOARD

With plumbing for washing machine and dryer.

FIRST FLOOR

BEDROOM ONE - 3.07m x 3.02m (10'1" x 9'11")
With feature panelled wall.

BEDROOM TWO - 3.43m x 2.77m (11'3" x 9'1")

BEDROOM THREE - 2.16m x 2.51m (7'1" x 8'3")

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

www.michaelpoole.co.uk



LOW GILL VIEW, TS7 8AX

FAMILY BATHROOM

Modern suite comprising floating contemporary wash hand basin, low level WC, bath with shower over and screen, spotlighting and tiled walls and floor.

EXTERNALLY

PARKING & GARDEN

Externally the property occupies a lovely larger than average plot with pleasant views to the front elevation overlooking the green with two parking spaces and additional paved area. Access to the side leads to the landscaped rear garden offering easy maintenance with large patio and Astro turf.

AGENTS REF: - DP/LS/NUN230442/04082023

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

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

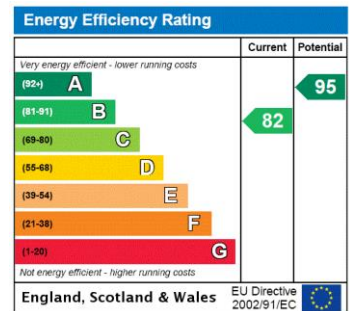


LOW GILL VIEW, TS7 8AX





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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0J5