

MOOR PARK, NUNTHORPE, MIDDLESBROUGH, TS7 0JJ



- ▲ Modernised & Extended by the Current Owners with No Expense Spared
- ▲ Located in a Sought After Spacious Cul-De-Sac in Nunthorpe
- ▲ This is An Ideal Family Home Offering Space & Well Presented Modern Accommodation
- ▲ Occupying a Lovely Plot with a Generous Size Rear Garden
- ▲ Spacious Entrance Hall with Parquet Flooring
- ▲ 22ft Lounge/Dining Room with Feature Inglenook Surround & Wood Burning Stove
- ▲ Stunning Modern Fitted Kitchen
- ▲ Separate Dining Room with French Doors to the Rear Garden
- ▲ Master Bedroom with Modern En-Suite Bathroom
- ▲ Separate Modern Family Bathroom

Offers Over £350,000

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12 Moor Park is beautifully presented, extended, and modernised four bedroom detached residence located in one of Nunthorpe's most popular cul-de-sac's offering easy access to local schools and occupying a lovely plot with an open plan front garden, driveway, garage, and an enclosed spacious garden to the rear with lawn, decked areas, planted borders and patio. Internally the accommodation briefly comprises a spacious entrance hall, cloakroom/WC, living room, kitchen, and dining room. To the first floor there are four bedrooms, master with en-suite and a 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

SPACIOUS ENTRANCE HALL

With Parquet flooring, internal access to the garage and staircase to the first floor.

CLOAKROOM/WC

With low level WC and wash hand basin.

LIVING ROOM - 6.88m x 3.33m (22'7" x 10'11")

With Parquet flooring, feature inglenook fire surround with inset log burning stove, and French doors to the rear garden.

KITCHEN - 3.18m x 2.6m (10'5" x 8'6")

With a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, electric oven, and microwave, four ring induction hob with extractor over, and opening to the dining room.

DINING ROOM - 11.28m x 3.4m (37' x 11'2")

With French doors and a single door to the rear elevation.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 4.65m x 3.4m (15'3" x 11'2")

EN-SUITE BATHROOM - 3.6m x 1.42m (11'10" x 4'8")

Modern suite comprising double ended bath, low level WC, wash hand basin, fully tiled walls and floor, heated towel rail and spotlighting.

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BEDROOM TWO - 3.84m x 3m (12'7" x 9'10")

BEDROOM THREE - 3.56m x 2.74m (11'8" x 9')

BEDROOM FOUR - 2.6m x 2.3m (8'6" x 7'7")

FAMILY BATHROOM - 2.06m x 1.65m (6'9" x 5'5")

Comprising bath with shower over and screen, low level WC, pedestal wash hand basin, tiled walls and floor and chrome heated towel rail.

EXTERNALLY

GARDENS & PARKING

Externally there is a driveway to the front elevation providing off road parking and an open plan lawned garden. To the rear there is a good size westerly facing garden mainly laid to lawn with patio areas and decking, great for entertaining.

GARAGE - 4m x 3.58m (13'1" x 11'9")

With electric door, electric supply, light, and plumbing for washing machine.

AGENTS REF: - DP/LS/NUN230476/26072023

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

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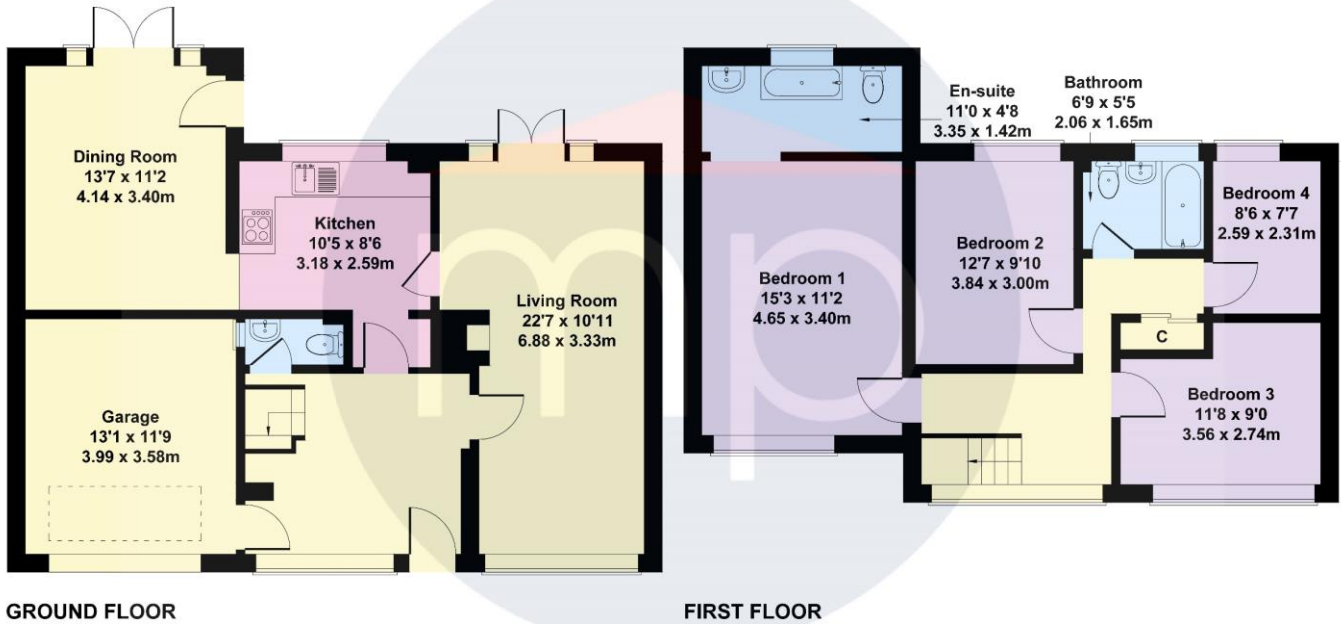


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Moor Park

Approximate Gross Internal Area
1460 sq ft - 136 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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