

RIPON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HX



- ▲ A Significantly Extended Four Bedroom Semi Detached House
- ▲ Occupying a Lovely Plot Within a Popular Area of Nunthorpe
- ▲ Enclosed Private Side Garden
- ▲ The Extension Has Added Significant Living Space to the Property with 1,810 Sq. Ft of Accommodation
- ▲ Two Large Reception Rooms
- ▲ 20ft Open Plan Kitchen/Family/Dining Area

- ▲ Four Double Bedrooms
- ▲ Large Landing Ideal for Additional Office Space
- ▲ Offering Easy Access to Nunthorpe Schools, Shops, Rail Network & Local Transport Links
- ▲ This Property Needs to Be Viewed Internally to Fully Appreciate the Vast Space on Offer
- ▲ Would Make a Perfect Family Home
- ▲ No Onward Chain

£260,000

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20 Ripon Road is a significantly extended four bedroom semi-detached house offering 1,810 sq. ft of spacious well planned accommodation and occupies a lovely plot within this quiet cul-de-sac in Nunthorpe offering easy access to local amenities and schools. Externally there is a driveway to the front elevation and private front and side garden with an array of sheds offering ample storage. There is space to build a detached garage if required, subject to planning permission. Internally the accommodation briefly comprises an entrance hall, open plan lounge diner, large reception room and a large open plan kitchen/family/dining area, great for entertaining, featuring a bespoke range fitted units, complementing work surfaces, ample storage space and a large skylight floods the room with natural light. To the first floor there are four double bedrooms, large open plan landing and 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. Viewing is strictly by appointment.

Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE/DINER - 7.98m x 3.53m (26'2" x 11'7")

With bay window to the front elevation and fire surround with inset fire.

OPEN PLAN KITCHEN/FAMILY/DINING AREA - 6.2m x 5.66m (20'4" x 18'7")

With a bespoke range of fitted units, complementing work surfaces, plumbing for washing machine, space for fridge freezer, range style cooker with canopy over, and ample storage space. A large skylight floods the room with natural light, external door to the rear elevation and French doors open to the side garden.

RECEPTION ROOM - 5.2m x 3.89m (17'1" x 12'9")

With fire surround with inset fire.

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FIRST FLOOR

BEDROOM ONE - 3.89m x 3.84m (12'9" x 12'7")

BEDROOM TWO - 3.96m x 3.89m (13' x 12'9")

BEDROOM THREE - 3.56m x 3.76m (11'8" x 12'4")

BEDROOM FOUR - 2.95m (9'8") x 4.06m (13'4") into bay

BATHROOM - 2.34m x 1.98m (7'8" x 6'6")

White suite comprising bath, shower cubicle, low level WC, pedestal wash hand basin, and part panelled walls.

LANDING - 4.8m x 2.62m (15'9" x 8'7")

A spacious open landing ideal for further development or space for a study/reading area.

EXTERNALLY

PARKING

Located within this popular quiet cul-de-sac and featuring a driveway to the front elevation providing off road parking.

GARDEN

Private fence enclosed garden to the side elevation with sheds, lawn, and patio area. There is a further patio area to the rear elevation together with a further shed.

AGENTS REF: - DP/LS/NUN230782/24102023

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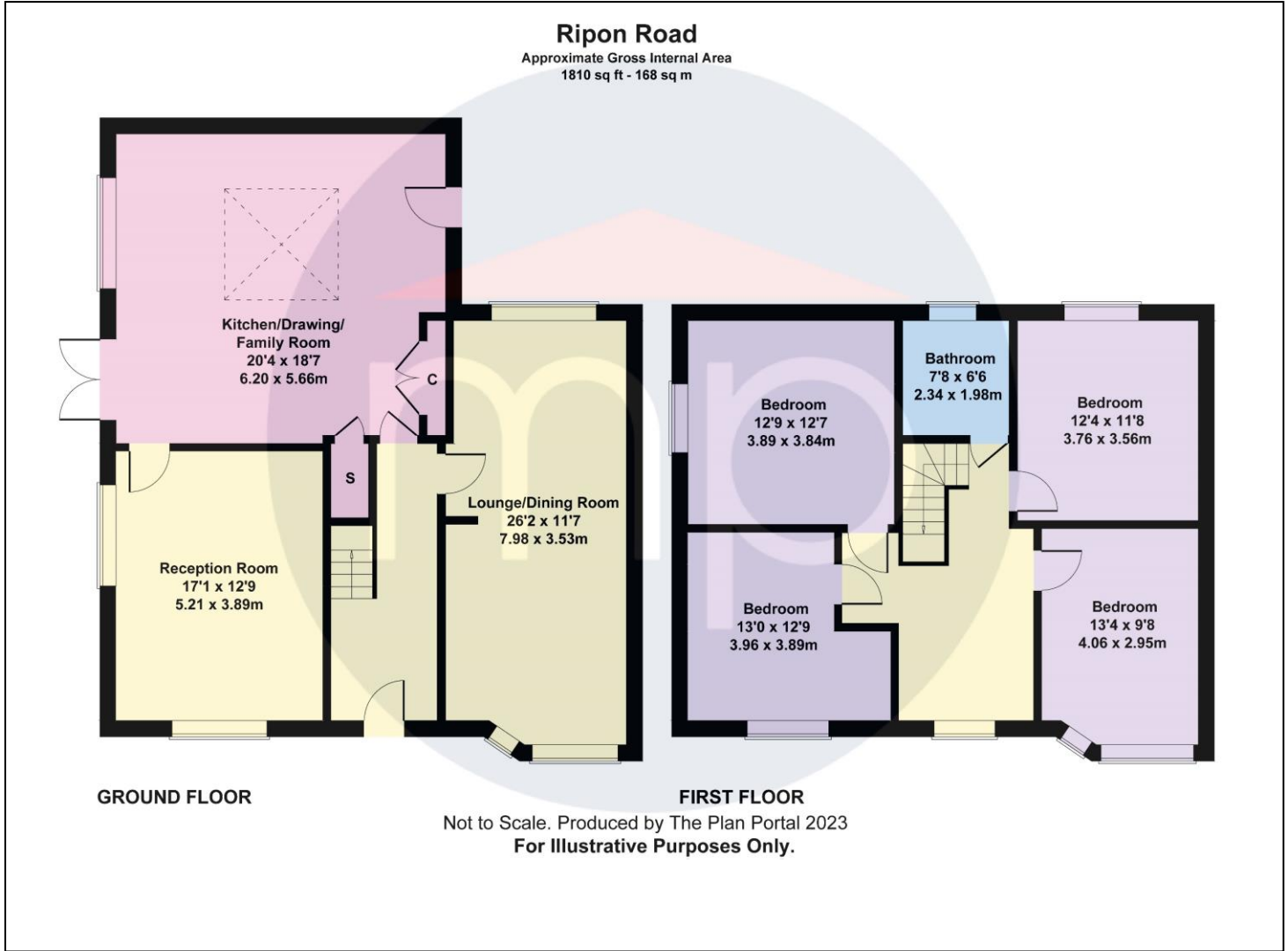


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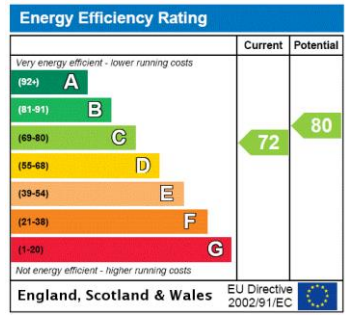


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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