

## LOW GILL VIEW, MIDDLESBROUGH, TS7 8AX



- ▲ A Beautifully Presented & Modern Four Bedroom Detached House
- ▲ Located on this Modern Popular Development Built by Avant Homes
- ▲ Contemporary Open Plan Accommodation At its Best
- ▲ Stunning Contemporary Fitted Kitchen with Integrated Appliances
- ▲ 23ft Through Lounge/Dining Room with Bi-Folding Doors to the Rear Garden
- ▲ Ground Floor WC
- ▲ Four Bedrooms, Master with Modern En-Suite Shower Room & Separate Modern Family Bathroom
- ▲ Driveway to Single Garage
- ▲ Enclosed Rear Garden
- ▲ Great Access to The Local Train Network
- ▲ Early Viewing Advised

**£280,000**

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89 Low Gill View is a modern four-bedroom detached house offering open plan family accommodation. Built by Avant Homes and occupying a corner plot within this popular modern development with a double width driveway to the front elevation leading to an integral garage and to the rear there is an enclosed garden. Internally the accommodation briefly comprises entrance hall, cloakroom/WC, open plan lounge door with bi-folding doors to the rear garden and opening to a contemporary fitted kitchen. To the first floor there are four bedrooms, master with modern en-suite shower room and a separate modern family bathroom. WE are expecting a high level of interest in this property so please call our Nunthorpe Office to arrange a viewing today.

**GROUND FLOOR**

**ENTRANCE HALL** - With access to the cloakroom/WC, staircase to the first floor and large storage cupboard housing the washing machine.

**CLOAKROOM/WC** - 1.65m x 1.52m (5'5" x 5')  
With white suite comprising low level WC, wash hand, part tiled walls and spotlighting.

**OPEN PLAN LOUNGE/DINER** - 7.14m x 3.56m (max) (23'5" x 11'8" (max))

With bi-folding doors opening to the rear garden and opening to the kitchen.

**KITCHEN** - 4.42m x 2.62m (14'6" x 8'7")

A modern contemporary design kitchen with ample storage, complementing work surfaces, integrated fridge and freezer, double oven, electric hob, dishwasher, spotlighting and French doors to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE** - 4.17m x 3.18m (13'8" x 10'5")

With built-in wardrobes.

**EN-SUITE SHOWER ROOM** - 2.2m x 2.26m (max) (7'3" x 7'5" (max))

Modern suite comprising shower cubicle, floating wash hand basin, low level WC, and part tiled walls.

**BEDROOM TWO** - 3.89m (12'9") into alcove x 3.3m (10'10")

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM THREE - 2.92m x 3.18m (9'7" x 10'5")**

**BEDROOM FOUR - 1.98m x 3.23m (6'6" x 10'7")**

**BATHROOM - 1.73m x 2.06m (5'8" x 6'9")**

White three-piece suite comprising bath with shower over and screen, floating wash hand basin, low level WC, and tiled walls.

## **EXTERNALLY**

**GARDENS & GARAGE** - Externally the property is positioned on a corner plot and features a double width driveway to the front elevation leading to a single garage. To the rear there is an enclosed garden laid to lawn with patio area and planted borders.

**AGENTS REF:** - DP/LS/NUN240010/24012024

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**

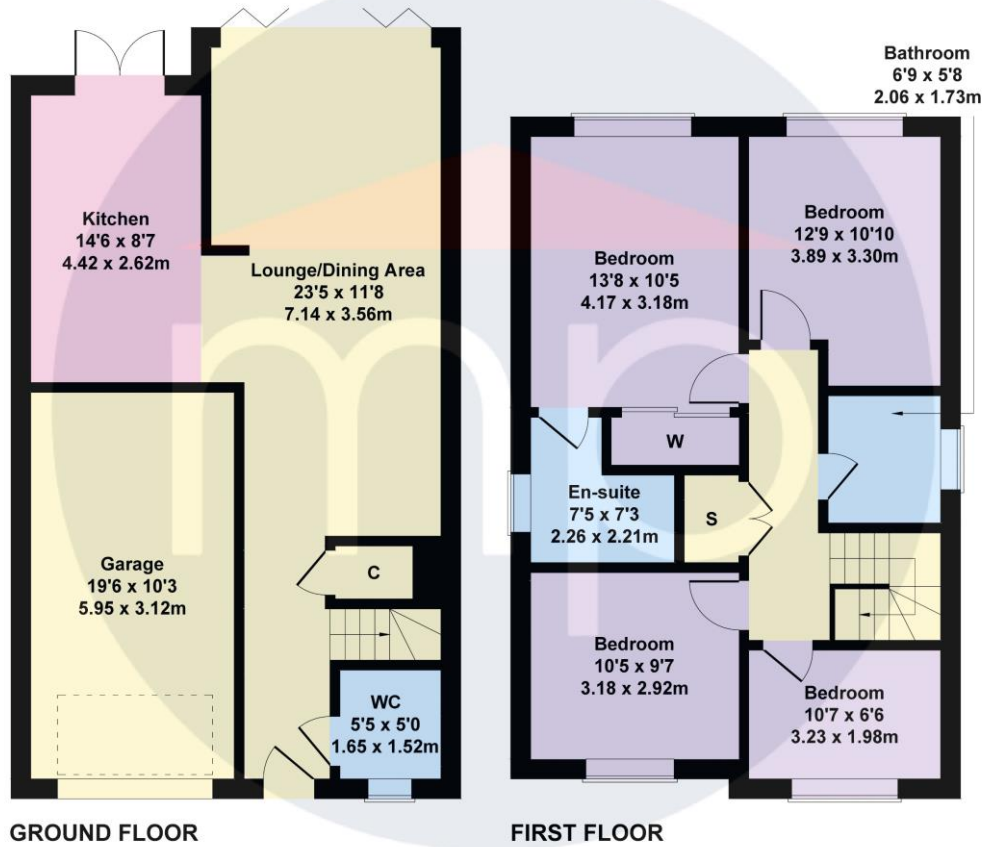


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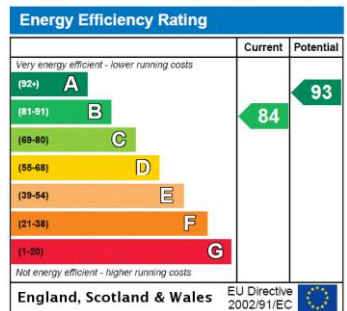
**Low Gill View**

Approximate Gross Internal Area  
1400 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2024  
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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