

RIPON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HX



- ▲ Located Within a Quiet Cul-De-Sac
- ▲ Rarely Available on the Open Market
- ▲ Occupying a Fabulous Plot with a Generous Printed Concrete Driveway, Extended Garage & Spacious Enclosed Rear Garden
- ▲ Two Reception Rooms, Extended Fitted Kitchen Breakfast Room & Utility Room
- ▲ Three Generous Size Bedrooms & Modern Bathroom
- ▲ Conveniently Located Offering Easy Access to Local Amenities, Nunthorpe Academy & Transport Links Including Regular Bus Service & Train Station
- ▲ Early Viewing Advised

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22 Ripon Road is a generous size three bedroom semi-detached house occupying a lovely plot within this secluded cul-de-sac and features a printed concrete driveway offering parking for approximately three/four cars, extended garage and there is an enclosed relatively private garden to the rear mainly laid to lawn with hedge border and raised patio. Internally the accommodation briefly comprises a spacious entrance hall, lounge, dining room, extended kitchen breakfast room and separate utility room. To the first floor there are three generous size bedrooms and a modern 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 HALL - 4.75m x 1.98m (15'7" x 6'6")
With staircase to the first floor laminate flooring and under stairs cupboard.

LOUNGE - 4.1m (13'5") into bay x 3.53m (11'7")
With feature tiled fire surround and hearth and bay window to the front elevation.

DINING ROOM - 3.25m x 3.76m (10'8" x 12'4")

KITCHEN BREAKFAST ROOM - 4.17m x 2.97m (max) (13'8" x 9'9" (max))

With a range of fitted wall and floor units, electric oven, hob with extractor over, tiled splashbacks, ample cupboard space, under stairs cupboard and access to the utility room.

UTILITY ROOM - 2.97m x 1.63m (9'9" x 5'4")

With a range of fitted units, plumbing for washing machine and dryer, external door to the rear garden and sliding door to the garage.

FIRST FLOOR

BEDROOM ONE - 4.1m (13'5") into bay x 2.92m (9'7")
With bay window to the front elevation.

BEDROOM TWO - 3.58m x 3.78m (11'9" x 12'5")
With a range of built-in wardrobes.

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BEDROOM THREE - 2.62m x 2.3m (8'7" x 7'7")

BATHROOM - 2.3m x 1.96m (7'7" x 6'5")

White modern suite comprising bath, low level WC, vanity wash hand basin, shower cubicle, tiled walls, and floor.

EXTERNALLY

Externally the property is located within a secluded area of the cul-de-sac and is rarely available on the open market.

PARKING

A generous size printed concrete driveway offers parking for approximately three/four cars and leads to an attached extended garage.

EXTENDED GARAGE - 3.38m x 5.1m (11'1" x 16'9")

With internal sliding door to the utility.

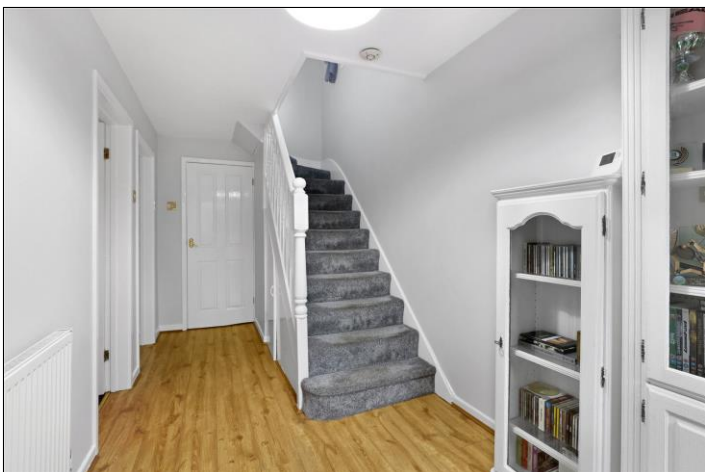
GARDEN

Side garden laid to lawn with raised patio and leading into the relatively private rear garden again with raised patio, lawn and hedge boundary.

AGENTS REF: - DP/LS/NUN240029/16012024

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

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



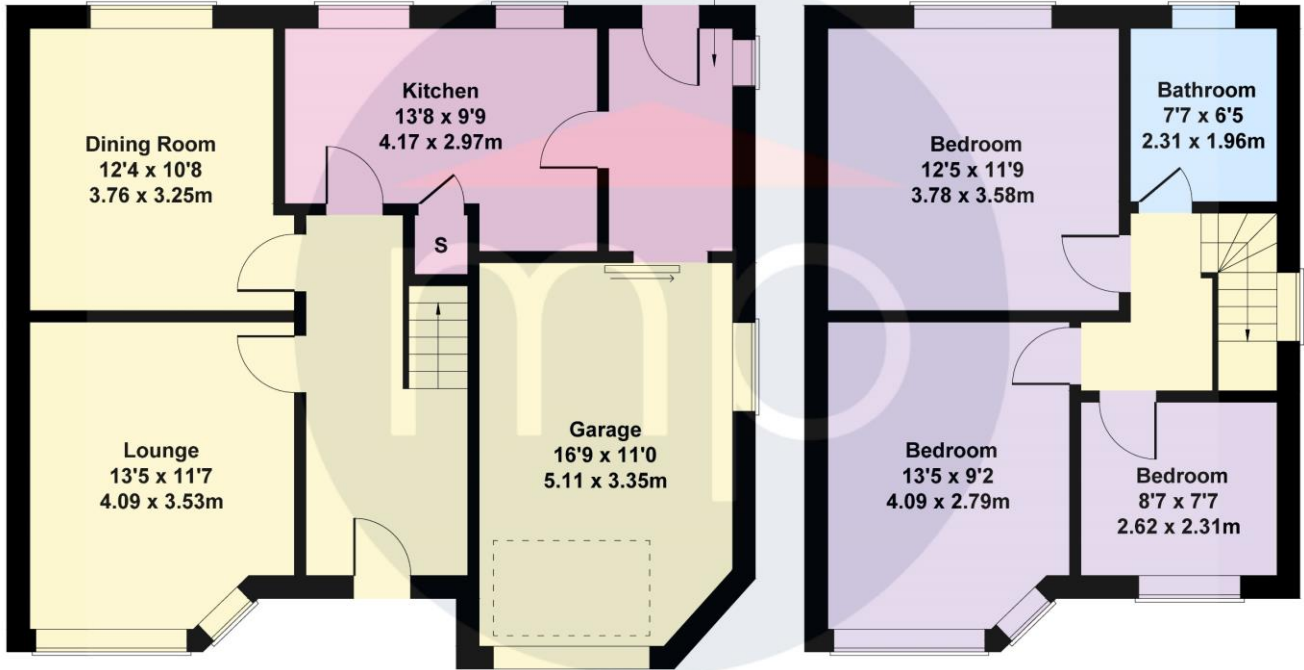
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Ripon Road

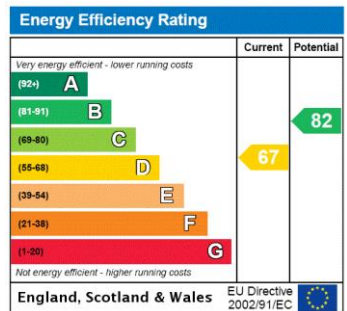
Approximate Gross Internal Area
1274 sq ft - 118 sq m

Utility Room
9'9 x 5'4
2.97 x 1.63m



Not to Scale. Produced by The Plan Portal 2024
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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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