

# HAMBLETON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HL



- ▲ A Spacious Three Bedroom Semi Detached House
- ▲ Modern Open Plan Kitchen Breakfast Room
- ▲ Large Through Lounge Diner
- ▲ Modern Bathroom

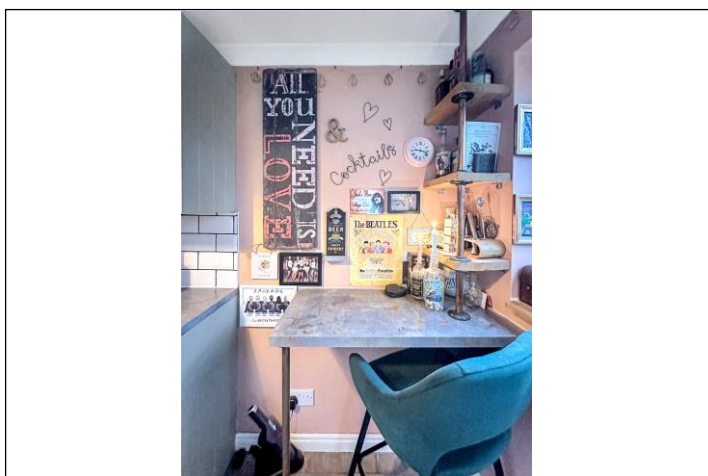
- ▲ Three Generous Size Bedrooms
- ▲ Driveway to Single Garage
- ▲ Generous Private Rear Garden
- ▲ Easy Access to Local Amenities, Schools & Transport Links

**£200,000**

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12 Hambleton Road is a well presented three bedroom semi detached house occupying a lovely plot with a generous private rear garden and a driveway to a single garage. Internally the accommodation briefly comprises a spacious entrance hall, extended modern kitchen breakfast room and a large through lounge diner. 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 - 4.72m x 2m (15'6" x 6'7")**

With staircase to the first floor.

##### **LOUNGE - 3.63m x 3.5m (11'11" x 11'6")**

With bay window to the front elevation and opening to the dining room.

##### **DINING ROOM - 3.76m x 3.2m (12'4" x 10'6")**

##### **KITCHEN BREAKFAST ROOM - 5.74m (max) x 2.24m (18'10" (max) x 7'4")**

With a smart range of shaker design fitted wall and floor units, complementing work surfaces, integrated oven and hob, fridge, and freezer, plumbing for washing machine, breakfast bar and small bar area. Part tiled walls, under stairs cupboard, dual aspect windows and rear external door.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 4.2m x 2.9m (13'9" x 9'6")**

With bay to the front elevation.

##### **BEDROOM TWO - 3.76m x 3.56m (12'4" x 11'8")**

##### **BEDROOM THREE - 2.62m x 2.26m (8'7" x 7'5")**

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

White suite comprising bath with shower over and screen, vanity wash hand basin, and low level WC.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## EXTERNALLY

### **GARDENS & GARAGE**

Externally to the front there is a driveway leading to a single garage and an easy to maintain front garden with slate chippings. Gated access leads to a generous private rear garden with lawn, decked veranda/seating area, barked play area and well stocked borders.

**AGENTS REF:** - DP/LS/NUN240058/02022024

**Council Tax Band:** TBC    **Tenure:** Freehold

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Tel: **01642 955625**



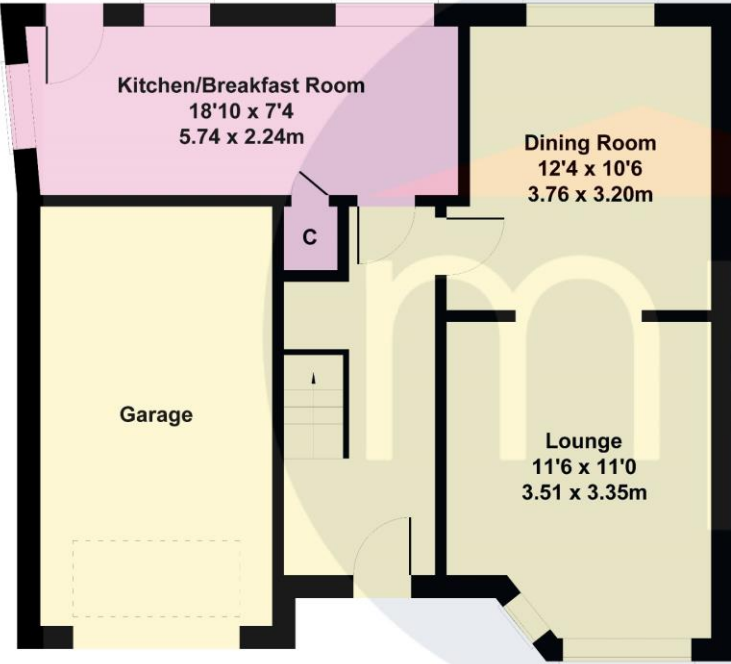


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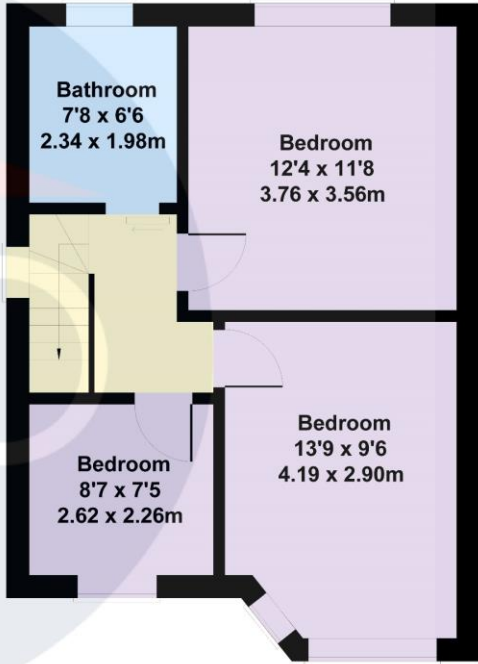


### Hambleton Road

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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