

COOKS COURT, ORMESBY, MIDDLESBROUGH, TS7 9NL



- ▲ A Spacious Three Bedroom Detached House
- ▲ Located Within a Quiet Cul-De-Sac
- ▲ Rarely Available to the Open Market
- ▲ 19ft Garden Room with Velux Windows & French Doors to the Rear Garden

- ▲ Lounge Opening to Dining Room
- ▲ Smart Fitted Kitchen
- ▲ Ground Floor WC
- ▲ Three Double Bedrooms
- ▲ Spacious Modern Family Bathroom
- ▲ Driveway to Single Garage

£195,000

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8 Cooks Court is a spacious and well-presented three bedroom detached house occupying a lovely plot within this quiet cul-de-sac and features a driveway leading to a single garage and an enclosed side and rear garden with lawn, decked area and timber shed. Internally the accommodation briefly comprises an entrance porch, lounge opening to dining room with French doors opening to a 19ft garden room with two Velux windows and French doors to the rear garden, smart fitted kitchen, and ground floor WC. To the first floor there are three double bedrooms, two with fitted wardrobes and a spacious modern 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

ENTRANCE PORCH

LOUNGE - 4.04m x 3.25m (13'3" x 10'8")

With laminate flooring, feature fire surround with electric fire and opening to the dining room.

DINING ROOM - 2.82m x 2.9m (9'3" x 9'6")

With laminate flooring and French doors to the garden room.

GARDEN ROOM - 5.84m x 3.28m (19'2" x 10'9")

With vaulted ceiling, two large skylights and French doors to the rear garden.

INNER HALL

With cloakroom/WC.

CLOAKROOM/WC - 1.55m x 0.79m (5'1" x 2'7")

With low level WC and wash hand basin.

KITCHEN - 3.07m x 2.84m (10'1" x 9'4")

With a smart range of fitted wall and floor units, complementing work surfaces, electric oven and hob with extractor over, plumbing for washing machine, plumbing for slimline dishwasher, space for fridge and freezer, breakfast bar, tiled floor and side access door.

TO VIEW: Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

BEDROOM ONE - 3.12m x 3.35m (10'3" x 11')

With two sets of built-in wardrobes.

BEDROOM TWO - 3.4m x 3.1m (11'2" x 10'2")

With built-in wardrobe.

BEDROOM THREE - 3.1m x 2.26m (10'2" x 7'5")

BATHROOM - 2.84m x 1.9m (9'4" x 6'3")

Modern white suite comprising corner bath, low level WC, pedestal wash hand basin, shower cubicle, and tiled walls.

EXTERNALLY

GARDENS & GARAGE

Externally the property is located within a quiet cul-de-sac and features a driveway to the front elevation leading to an integral garage with up and over door, electric and light. To the side and rear elevations there is a lawned garden with decked area and timber shed.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

AGENTS REF: - DP/LS/NUN240109/12022024

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

TO VIEW: Contact our Nunthorpe office on

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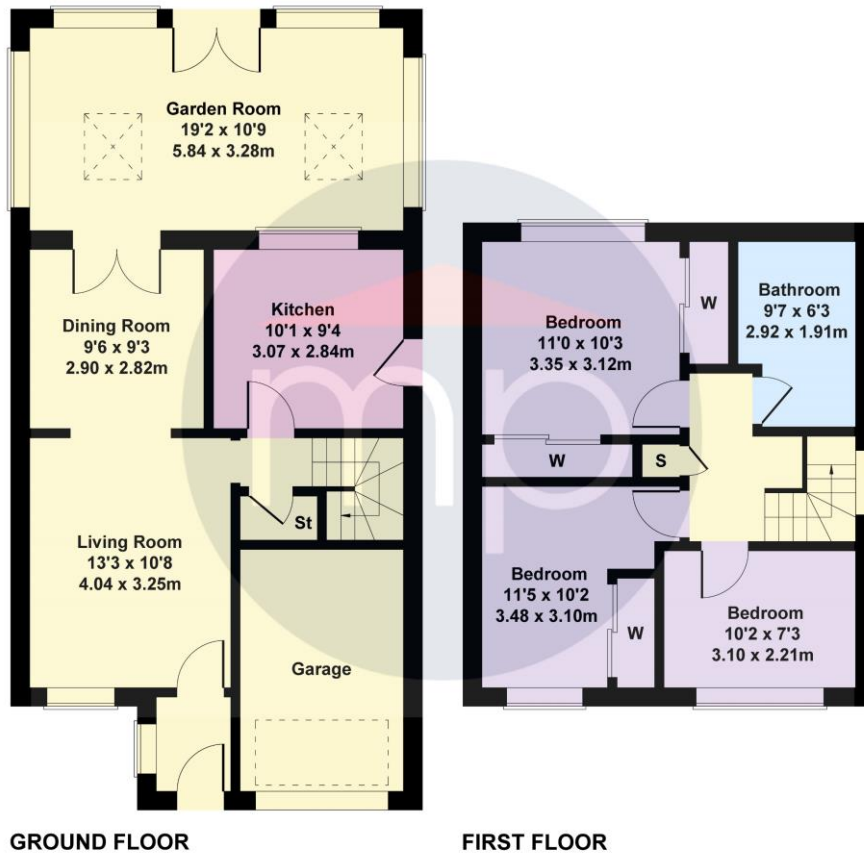


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Cooks Court

Approximate Gross Internal Area
1236 sq ft - 115 sq m

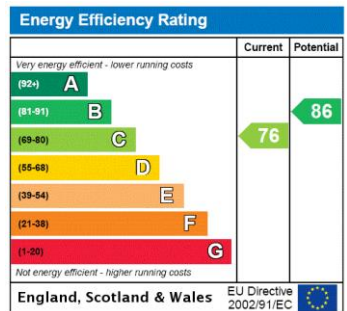


GROUND FLOOR

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.



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