

## THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AB



- ▲ A Spacious Four Bedroom Semi Detached Located on a Prime Residential Road in Nunthorpe
- ▲ The Property Has Been Extended to the Rear to Offer a Spacious Modern Recently Refurbished Fitted Kitchen
- ▲ Living Room with Access to Extended Dining Area & Separate Sitting Room
- ▲ Four Double Bedrooms

- ▲ Family Bathroom with Freestanding Roll Top Bath & Separate Shower Cubicle
- ▲ Fourth Bedroom Located on the Second Floor
- ▲ Double Width Driveway to Single Garage
- ▲ Stunning Spacious & Private Rear Garden
- ▲ Catchment Area for Nunthorpe Schools
- ▲ Easy Access to Local Shops
- ▲ Early Viewing Advised

**£265,000**

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71 The Avenue is a four-bedroom semi-detached house located on a prime residential road in Nunthorpe and features a double width driveway leading to a single garage, lawned front garden and to the rear there is a spacious private garden. Internally the accommodation briefly comprises entrance hall, bay fronted sitting room, kitchen, living room and dining room. To the first floor there are three bedrooms and a family bathroom and to the second floor there is a further bedroom. Please call our Nunthorpe Office to arrange your viewing today.

**GROUND FLOOR**

**ENTRANCE HALL** - With tiled flooring.

**SITTING ROOM - 4.3m x 3.38m (14'1" x 11'1")**  
With Karndean flooring.

**KITCHEN - 4.78m x 3.8m (15'8" x 12'6")**  
With a recently refurbished modern range of fitted wall and floor units offering ample storage space, complementing work surfaces and breakfast bar, double oven, five ring gas hob with contemporary extractor over, integrated fridge and freezer, dishwasher and washing machine. Spot lighting and side external door.

**LIVING ROOM - 3.45m x 3.23m (11'4" x 10'7")**  
With Karndean flooring and opening to ...

**DINING AREA - 3.2m x 2.16m (10'6" x 7'1")**  
With Karndean flooring and French doors to the private garden.

**FIRST FLOOR**

**BEDROOM ONE - 3.89m x 3.25m (12'9" x 10'8")**  
With full length fitted wardrobes and bay to the front elevation.

**BEDROOM TWO - 3.7m x 2.77m (12'2" x 9'1")**  
With fitted wardrobes.

**BEDROOM THREE - 4.14m x 2.26m (13'7" x 7'5")**  
With built-in wardrobe.

**BATHROOM - 2.62m x 2.51m (8'7" x 8'3")**  
Smart modern suite comprising freestanding roll top claw foot bath, low level WC, wash hand basin, shower cubicle, tiled walls and floor and spot lighting.

**TO VIEW:** Tel: 01642 955625  
95 Guisborough Road, Nunthorpe, TS7 0JS

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## SECOND FLOOR

A staircase from the first floor leads to ...

### **BEDROOM FOUR - 4.34m x 4.27m (14'3" x 14')**

With Velux window and storage into the eaves.

## EXTERNALLY

**PARKING & GARDENS** - Externally to the front there is a double width driveway leading to the garage and a lawned garden. Side gated access leads to the spacious enclosed private rear garden with patio area, timber shed, greenhouse, planted borders and large lawned area.

### **GARAGE - 4.8m x 2.44m (15'9" x 8')**

**AGENTS REF:** - DP/LS/NUN240145/27032024

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

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

Tel: **01642 955625**

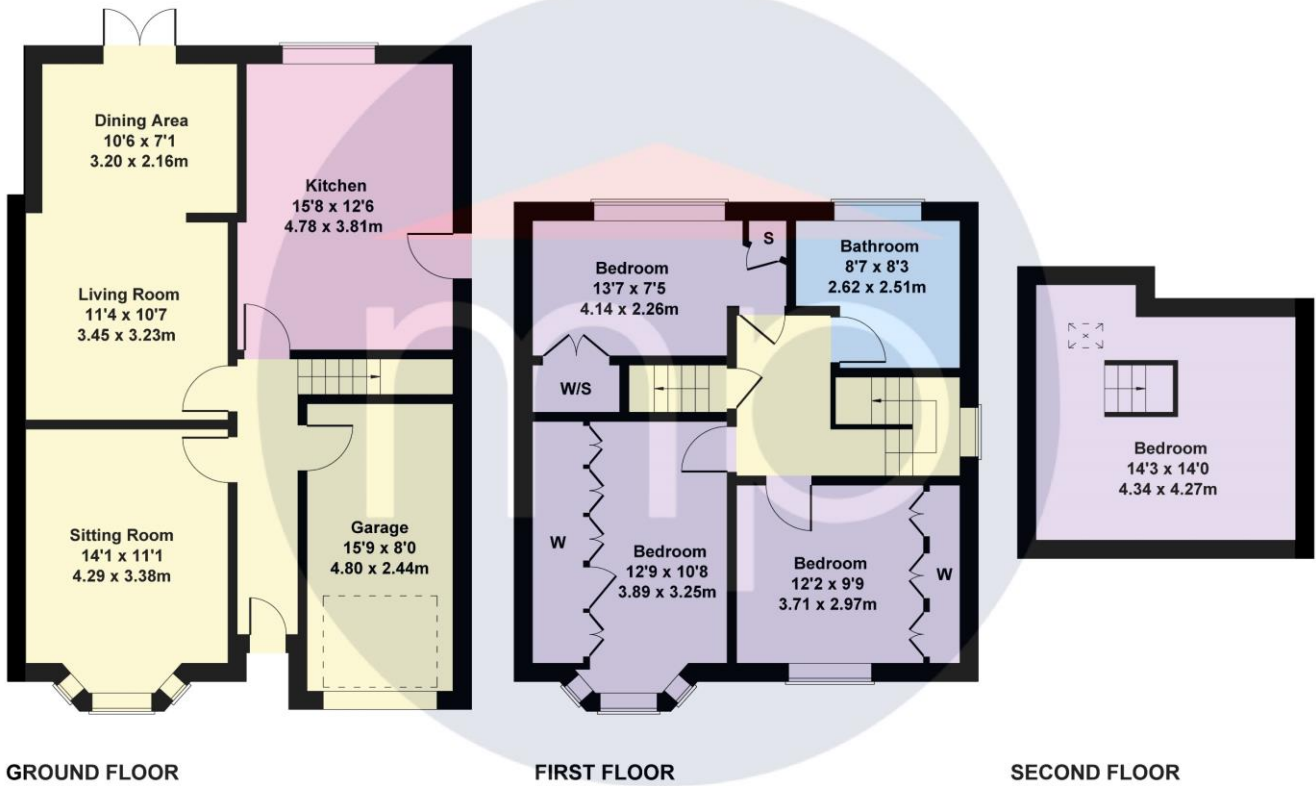


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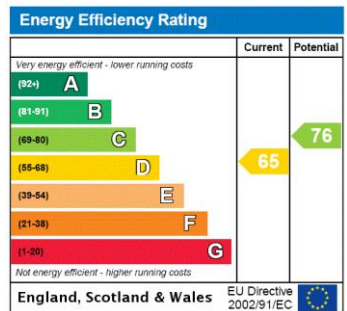
**The Avenue**

Approximate Gross Internal Area  
1536 sq ft - 143 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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