

BYLAND ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HA



- ▲ A Mature & Spacious Three Bedroom Semi Detached House
- ▲ Located Within a Popular Area of Nunthorpe Offering Easy Access to Local Schools, Transport Links & Shops
- ▲ No Forward Chain
- ▲ Two Reception Rooms

- ▲ Conservatory Spanning the Full Width of the Property to the Rear Elevation
- ▲ Three Generous Size Bedrooms
- ▲ Driveway with Electric Charge Point to Single Garage
- ▲ Front & Rear Gardens
- ▲ Early Viewing Advised

Offers Over £190,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



11 Bylands Road is a mature and spacious three bedroom semi-detached house offering well planned accommodation occupying a lovely plot with easy to maintain front garden, driveway offering parking for approximately two/three cars with electric charge point leading to a single garage and to the rear there is an enclosed garden with lawn, patio areas and planted borders. Internally the accommodation briefly comprises a spacious entrance hall, living room, dining room, fitted kitchen and conservatory spanning the full width of the property to the rear elevation. To the first floor there are three spacious bedrooms, bathroom, and separate WC. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With staircase to the first floor and under stairs cupboard.

LIVING ROOM - 3.89m x 4.06m (12'9" x 13'4")

With bow window to the front elevation.

DINING ROOM - 3.8m x 3.5m (12'6" x 11'6")

Featuring gas fire with back boiler and sliding doors to the conservatory.

KITCHEN - 2.6m x 2.2m (8'6" x 7'3")

With a range of fitted wall and floor units, integrated oven and grill, space for fridge, gas hob with extractor over and access to the conservatory.

CONSERVATORY - 6m x 2.26m (19'8" x 7'5")

With work surface and plumbing for washing machine and dryer, sliding door and single door to the rear garden and side external door.

FIRST FLOOR

BEDROOM ONE - 4.7m (15'5") into bow x 3.53m (11'7")

With fitted wardrobes, built-in storage and bow window to the front elevation.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



BYLAND ROAD, TS7 0HA

Michael Poole
sales | lettings | auctions

BEDROOM TWO - 3.5m x 3.86m (11'6" x 12'8")

With airing cupboard and built-in wardrobe.

BEDROOM THREE - 2.18m x 2.26m (7'2" x 7'5")

BATHROOM - 2.24m x 1.75m (7'4" x 5'9")

Comprising shower cubicle, bath, wash hand basin and tiled walls.

SEPARATE WC

With low level WC.

AGENTS REF: - DP/LS/NUN240150/07032024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

EXTERNALLY

GARDENS & GARAGE

Externally there is an easy to maintain front garden and a driveway offering parking for approximately two/three cars with electric charge point leading to a single garage. To the rear there is an enclosed garden laid to lawn with patio areas, planted borders and greenhouse.

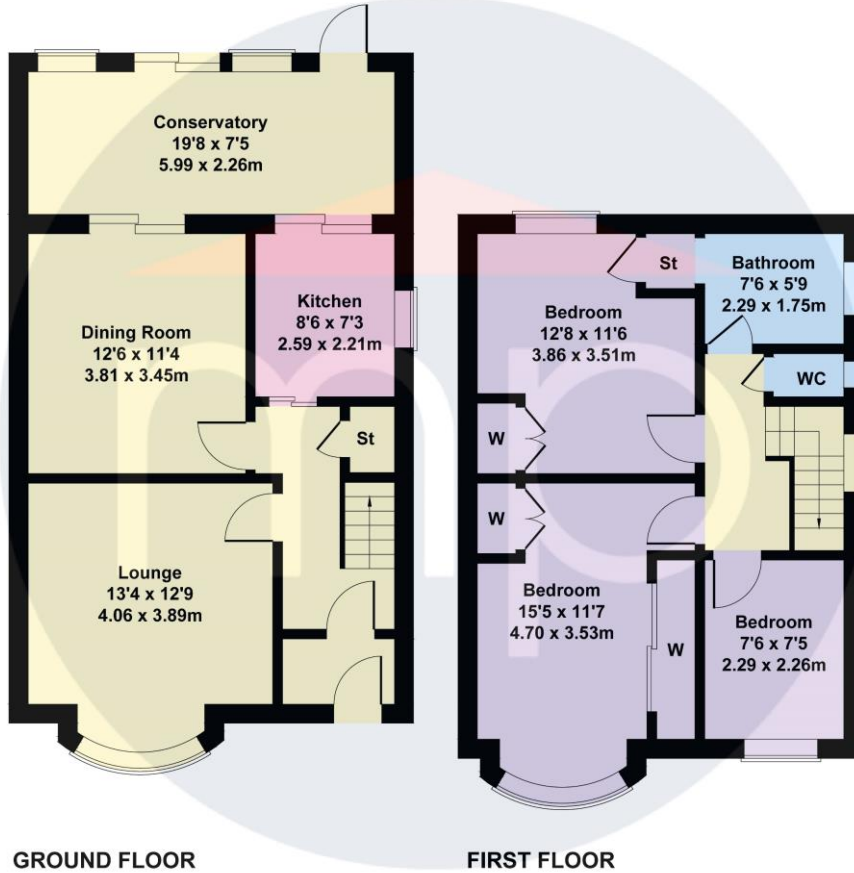
SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.



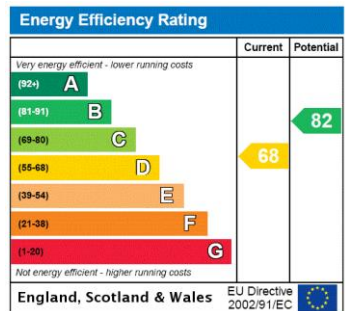
11 Bylands Road

Approximate Gross Internal Area
1160 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2023
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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS