

COOKGATE, NUNTHORPE, MIDDLESBROUGH, TS7 0PZ



- ▲ A Spacious Two (Formerly Three) Bedroom Detached Bungalow
- ▲ Located Within a Popular Area of Nunthorpe
- ▲ Occupying a Lovely Plot with a Generous Size Front & Rear Garden
- ▲ Spacious Driveway Leading to a Detached Garage

- ▲ Kitchen Opening to Breakfast/Dining Area (Formerly the 3rd Bedroom)
- ▲ Spacious Lounge Diner
- ▲ Master Bedroom with Built-In Wardrobes
- ▲ Early Viewing Advised
- ▲ No Forward Chain

£220,000

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58 Cookgate is a two (formerly three) bedroom detached bungalow occupying a fabulous plot within this popular area of Nunthorpe. Externally there is a lawned front garden with tree and shrub boundaries, a generous size driveway leads to a detached garage and to the rear there is a spacious, well maintained garden. Internally the accommodation briefly comprises an entrance hall, family bathroom, 21ft lounge/diner, two bedrooms, master with built-in wardrobes, and fitted kitchen opening to a breakfast/dining area with patio door to the rear garden. 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

With storage cupboard.

LIVING ROOM - 6.55m x 3.8m (21'6" x 12'6")

A lovely spacious room with fire surround with inset fire.

KITCHEN - 2.77m x 2.54m (9'1" x 8'4")

With a smart range of fitted wall and floor units, complementing work surfaces, double oven, gas hob, integrated fridge freezer, plumbing for washing machine, tiled floor, spotlighting and opening to ...

BREAKFAST/DINING ROOM - 3.45m x 2.29m (11'4" x 7'6")

With patio door opening to the generous size rear garden.

BEDROOM ONE - 3.35m x 2.97m (11' x 9'9")

With built-in wardrobe.

BEDROOM TWO - 3.23m (max) x 2.64m (10'7" (max) x 8'8")

BATHROOM - 1.98m x 1.65m (6'6" x 5'5")

Comprising bath with shower over and screen, vanity wash hand basin, WC, tiled walls and floor.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS

Externally there is a lawned garden to the front elevation with shrub and tree borders. To the rear there is a lovely spacious, well maintained garden with patio, lawn, well stocked borders and greenhouse.

PARKING & GARAGE

A generous size driveway offers parking for approximately three to four cars and leads to a detached garage.

AGENTS REF: - DP/LS/NUN240158/02052024

Council Tax Band: D **Tenure:** Freehold

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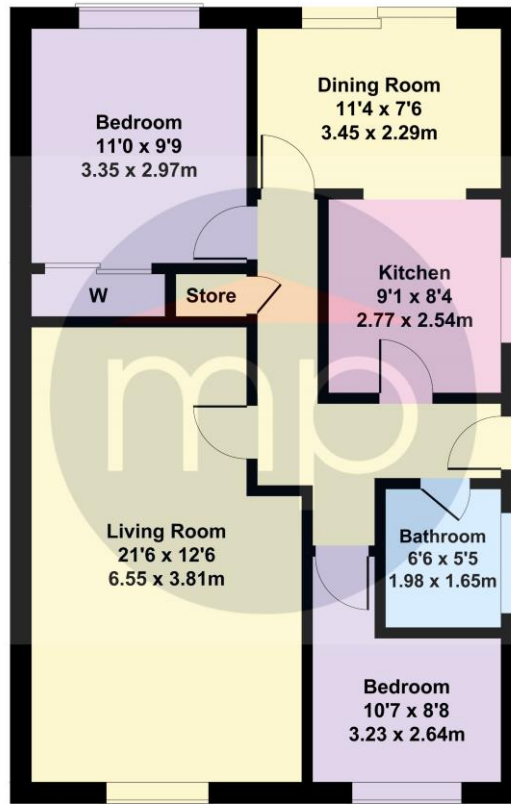


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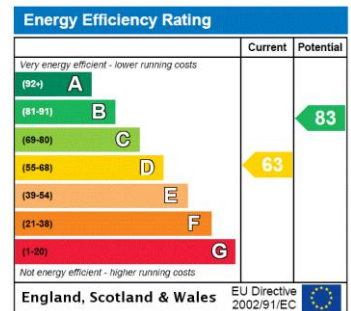
Cookgate

Approximate Gross Internal Area
777 sq ft - 72 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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