

## SINDERBY LANE, NUNTHORPE, MIDDLESBROUGH, TS7 0RP



- ▲ A Modern Beautifully Presented Three Bedroom Detached Home in a Quiet Exclusive Cul-De-Sac
- ▲ Located on the Prestigious Grey Towers Village Development Built by David Wilson Homes
- ▲ Presented to the Highest of Standard Internally, Still in New Condition
- ▲ Modern Open Plan Fitted Kitchen Diner & Separate Living Room
- ▲ Ground Floor WC & Separate Utility Room
- ▲ Three Generous Size Bedrooms, Master Bedroom with Modern En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Block Paved Driveway, Detached Garage & Enclosed Garden
- ▲ No Forward Chain

**£295,000**

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61 Sinderby Lane is a beautifully presented three bedroom detached home located on the prestigious Grey Tower Village Development built by David Wilson Homes. The property is located within a quiet exclusive cul-de-sac and is offered for sale with no forward chain. Externally there is a block paved driveway leading to a detached garage and there is an enclosed garden to the side elevation. Internally the accommodation briefly comprises an entrance hall, cloakroom/WC, spacious living room, modern open plan fitted kitchen diner with integrated appliances, French doors to the garden and separate utility room. To the first floor there are three bedrooms, master with en-suite shower room and a separate 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 HALL**

With tiled floor and staircase to the first floor.

### **CLOAKROOM/WC - 1m x 1.45m (3'3" x 4'9")**

White low level WC, wash hand basin, tiled floor, part tiled walls, and spotlighting.

### **LIVING ROOM - 3.12m x 5.38m (10'3" x 17'8")**

### **KITCHEN DINER - 2.9m x 5.38m (9'6" x 17'8")**

With dual aspect windows, French doors to the side aspect, spotlighting and tiled floor. Modern shaker design fitted wall and floor units, complementing work surfaces, double oven, electric hob with extractor hood, dishwasher, fridge, and freezer.

### **UTILITY ROOM - 1.75m x 1.65m (5'9" x 5'5")**

Modern shaker design fitted units, plumbing for washing machine and dryer, concealed Ideal central heating boiler, tiled floor, spotlights, rear external door and storage cupboard.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FIRST FLOOR

### **LANDING**

With storage cupboard.

### **BEDROOM ONE - 3.76m x 3.1m (12'4" x 10'2")**

Built-in wardrobes with spotlighting above.

### **EN-SUITE SHOWER ROOM - 1.78m x 1.7m (5'10" x 5'7")**

With Fully tiled walls, shower cubicle, low level WC, wash hand basin, heated towel rail, spotlights, and extractor fan.

### **BEDROOM TWO - 3.35m x 2.92m (11' x 9'7")**

With built-in storage.

### **BEDROOM THREE - 2.67m x 2.24m (8'9" x 7'4")**

### **BATHROOM - 1.65m x 1.96m (5'5" x 6'5")**

Modern white suite comprising bath with shower over and screen, low level WC, wash hand basin, heated towel rail, fully tiled walls, spotlights, and extractor fan.

## EXTERNALLY

### **PARKING, GARAGE & GARDEN**

Externally there is a block paved driveway leading to a detached garage and there is an enclosed garden to the side elevation.

**AGENTS REF:** - DP/LS/NUN240228/05042024

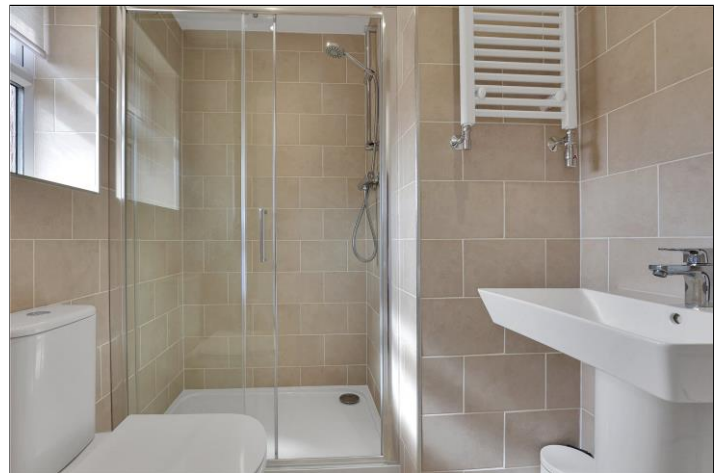
**Council Tax Band:** E      **Tenure:** Freehold

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

Tel: **01642 955625**

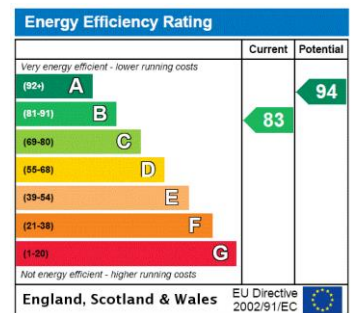


SINDERBY LANE, TS7 ORP





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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