

CLARENCE ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0DA



- ▲ A Three Bedroom Bay Fronted Semi Detached House
- ▲ Located Within a Popular Area of Nunthorpe
- ▲ In Need of Renovation Throughout
- ▲ Generous Size Plot with Mature Rear Garden

- ▲ Two Spacious Reception Rooms
- ▲ Kitchen with Attached Rear Outhouses, Ideal for Further Development to Extend Kitchen
- ▲ No Forward Chain

Offers Over £135,000

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5 Clarence Road is a bay fronted semi-detached house offering great potential to be modernised into a lovely family home. Located within the popular area of Nunthorpe and occupying a lovely plot with front garden, which like many of the neighbours can be created into parking when the kerb is lowered. To the rear there is a spacious mature garden. Internally the accommodation briefly comprises an entrance hall, sitting room with bay window, dining room to the rear with pantry, and kitchen opening to rear outhouses including two large storage areas and a WC. This is ideal for further development to extend the kitchen. To the first floor there are three bedrooms and a 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 staircase to the first floor.

LIVING ROOM - 4.04m (13'3") into bay x 3.86m (12'8")

With bay window to the front elevation and tiled surround.

DINING ROOM - 5.87m x 3.28m (19'3" x 10'9")

With fire surround with inset fire and pantry.

KITCHEN - 1.57m x 2.74m (5'2" x 9')

With access to the outer passage with WC and large storage cupboards.

FIRST FLOOR

BEDROOM ONE - 3.25m x 3.25m (10'8" x 10'8")

With built-in storage and wardrobe.

BEDROOM TWO - 3.25m x 3.07m (10'8" x 10'1")

With built-in storage.

BEDROOM THREE - 1.85m x 2.8m (6'1" x 9'2")

BATHROOM - 2.06m x 2.18m (6'9" x 7'2")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS

Externally there is a garden to the front elevation. Many of the neighbours have made this into a hardstanding area and lowered the kerb to give off road parking. Gated access leads to a generous size, mature lawned garden.

AGENTS REF: - DP/LS/NUN240256/05042024

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

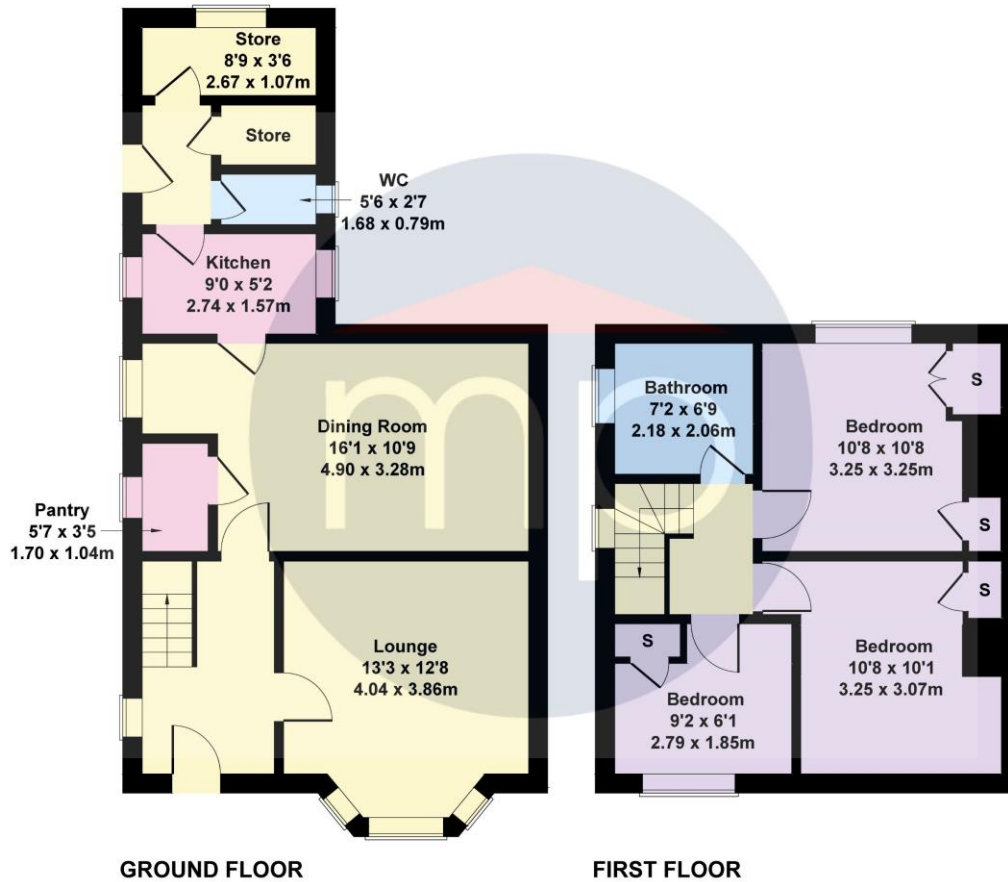
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Clarence Road

Approximate Gross Internal Area
1051 sq ft - 98 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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