

THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AR



- ▲ A Generous Size Detached Bungalow with Two Double Bedrooms
- ▲ Popular Location Within Nunthorpe
- ▲ Offering Easy Access to Local Amenities
- ▲ Modernised by the Current Owners
- ▲ Occupying a Fabulous Plot with a Beautiful Private Landscaped Rear Garden
- ▲ Garage with Office, Workshop & Bar
- ▲ Printed Concrete Driveway Offering Ample Off Road Parking
- ▲ Modern Fitted Kitchen & Bathroom
- ▲ Spacious Living Room
- ▲ Garden Room Enjoying Lovely Views Over the Rear Garden
- ▲ Early Viewing Advised

£239,000

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66 The Avenue is a two bedroom detached bungalow that has been modernised by the current owners. The bungalow is located within a popular area of Nunthorpe offering easy access to local amenities and occupies a fabulous plot with ample off road parking to the front elevation on a printed concrete driveway with double gates leading to a garage/office/workshop and bar. To the rear there is a stunning mature landscaped garden with lawn, patio areas, waterfall, rockery and a mature range of flower and shrub borders. Internally the accommodation briefly comprises an entrance porch, entrance hall, two double bedrooms, modern bathroom, modern fitted kitchen, and spacious living room with double doors opening to the garden room enjoying views over the private 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 PORCH

ENTRANCE HALL

BEDROOM ONE - 4.06m x 2.97m (13'4" x 9'9")

BEDROOM TWO - 3.25m x 2.95m (10'8" x 9'8")

BATHROOM - 2.36m x 1.57m (7'9" x 5'2")

Modern refurbished suite comprising bath with TV, shower cubicle, low level WC, wash hand basin, tiled walls, and storage cupboard.

KITCHEN - 3.45m x 2.95m (11'4" x 9'8")

With a modern range of fitted wall and floor units, complementing work surfaces, double oven, electric hob with extractor over, integrated fridge freezer and dishwasher, and tiled splashbacks.

LIVING ROOM - 4.7m x 4.4m (15'5" x 14'5")

Fire surround with inset fire and double doors opening to the garden room.

GARDEN ROOM - 3.4m x 4.32m (11'2" x 14'2")

With French doors opening to the private rear garden.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING

Externally to the front elevation there is a printed concrete driveway offering ample off road parking leading to iron double gates opening to the garage.

GARAGE - 2.57m (8'5") x 2.29m (7'6") approximately.

To the rear of the garage there is an office and workshop.

OFFICE - 2.29m x 2.26m (7'6" x 7'5")

WORKSHOP - 2.44m x 1.7m (8' x 5'7")

BAR - 2.97m (9'9") x 1.96m (6'5") approximately.

The owners have constructed a lovely bar area to the side elevation.

REAR GARDEN

The rear garden offers a high degree of privacy and has been lovingly landscaped with an array of flower, shrub and tree borders, lawn, patio areas, waterfall, and timber shed.

AGENTS REF: - DP/LS/NUN240309/29042024

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

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current market



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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