

## HAMBLETON ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0HL



- ▲ A Three Bedroom Semi Detached House
- ▲ Located Within a Popular Area of Nunthorpe
- ▲ Offered For Sale with No Forward Chain
- ▲ Two Reception Rooms

- ▲ Conservatory
- ▲ Three Generous Size Bedrooms
- ▲ Driveway to Single Garage
- ▲ Private Enclosed Rear Garden
- ▲ Solar Panels
- ▲ Early Viewing Advised

**£170,000**

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20 Hambleton Road is a bay fronted semi-detached house located within the popular area of Nunthorpe and offered for sale with no forward chain. The property occupies a lovely plot with a block paved driveway leading to a single garage to the front and a private enclosed garden to the rear. Internally the accommodation briefly comprises a spacious entrance hall, lounge with double doors to the separate dining room with double doors to the conservatory, fitted kitchen, three generous size bedrooms to the first floor 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.

**DINING ROOM - 3.76m x 3.5m (12'4" x 11'6")**  
With patio door to the conservatory.

**CONSERVATORY - 2.44m x 2.18m (8' x 7'2")**

**KITCHEN - 2.3m x 2.3m (7'7" x 7'7")**  
With a range of fitted wall and floor units, electric oven and gas hob, plumbing for washing machine, pantry and side external door.

**GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor.

**LOUNGE - 4.27m x 3.5m (14' x 11'6")**  
With bay window to the front elevation, fire surround with gas fire and double doors open to the dining room.

**FIRST FLOOR**

**BEDROOM ONE - 3.76m x 3.56m (12'4" x 11'8")**  
With fitted wardrobes.

**BEDROOM TWO - 4.14m x 2.9m (13'7" x 9'6")**  
With bay window to the front elevation.

**TO VIEW:** Tel: 01642 955625  
95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM THREE - 2.64m x 2.34m (8'8" x 7'8")**

**BATHROOM - 2.36m x 2m (7'9" x 6'7")**

White suite comprising bath with shower attachment, low level WC, pedestal wash hand basin and part tiled walls.

### EXTERNALLY

**PARKING & GARAGE** - Externally to the front elevation there is a block paved driveway leading to a single garage with electric and light.

**GARDENS** - Open plan front garden laid to lawn and to the rear there is a delightful private enclosed garden laid to lawn with patio and mature borders.

**AGENTS REF:** - DP/LS/NUN240320/29042024

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

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

Tel: **01642 955625**



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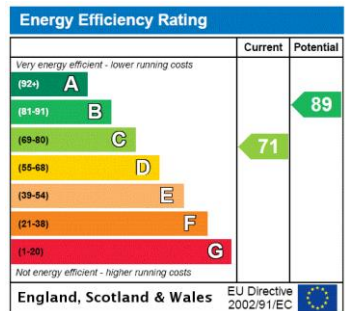
**20 Hambleton Road**

Approximate Gross Internal Area  
978 sq ft - 91 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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