



West Wood Road, Nunthorpe Middlesbrough TS7 0GW

welcome to

West Wood Road, Nunthorpe Middlesbrough

This beautifully presented four-bedroom detached home offers spacious and versatile living accommodation, finished to an exceptional standard throughout.

Entrance Hall

Enter through UPVC double glazed door into hallway, staircase to first floor, under stair storage cupboard, access to downstairs W/C.

Reception Room

9' 3" x 12' 11" (2.82m x 3.94m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Downstairs W/C

Toilet, wash hand basin, extractor unit.

Family Room

9' 3" x 14' 1" (2.82m x 4.29m)
Archway leading to kitchen/diner, UPVC double glazed window to rear, radiator.

Kitchen/Diner

10' 8" x 19' (3.25m x 5.79m)
Range of base and wall units with complementary work surfaces, UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, four ring induction hob, sink with draining board, integral fridge/freezer, access to utility room.

Utility Room

5' 3" x 6' 10" (1.60m x 2.08m)
Base units, sink with draining board, radiator, UPVC double glazed door leading to side.

Living Room

11' 6" x 15' 9" (3.51m x 4.80m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Landing

Built in storage cupboard.

Bedroom 1

11' 10" x 16' 9" (3.61m x 5.11m)
Fitted wardrobes, UPVC double glazed window to front, access to en suite.

En Suite

Shower cubicle, wash hand basin, toilet, UPVC double glazed window to front, radiator.

Bedroom 2

9' 6" x 14' 6" (2.90m x 4.42m)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

10' 6" x 11' 10" (3.20m x 3.61m)
UPVC double glazed window to rear, radiator, fitted wardrobes, access to en suite.

Bedroom 4

9' 1" x 12' 7" (2.77m x 3.84m)
UPVC double glazed window to rear, radiator.

Bathroom

Bath, wash hand basin, toilet.

Externally Rear Garden

Patio seating area, turfed garden.

Front Garden

Well-manicured front garden, driveway to side leading to garage.





Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/MAR112052



welcome to

West Wood Road, Nunthorpe Middlesbrough

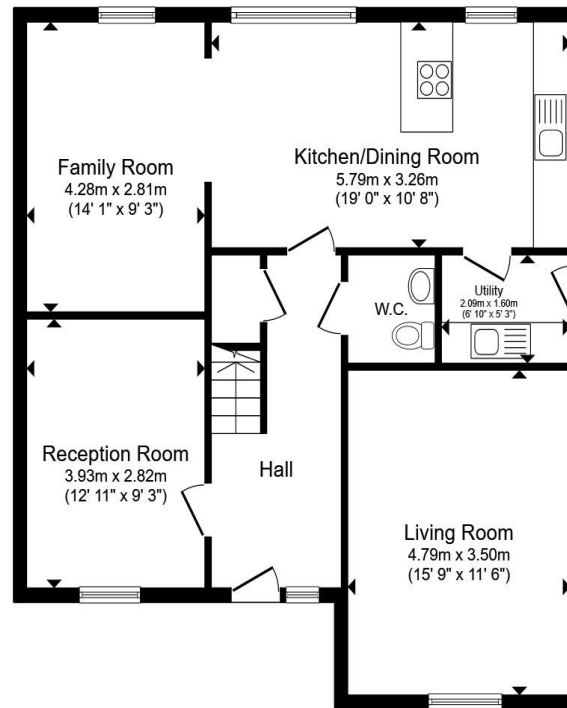
- MODERN HOME
- SOUTH-WEST FACING
- SPACIOUS THROUGHOUT
- LOOKS OVER FLATTS LANE
- DRIVEWAY LEADING TO GARAGE

Tenure: Freehold EPC Rating: B

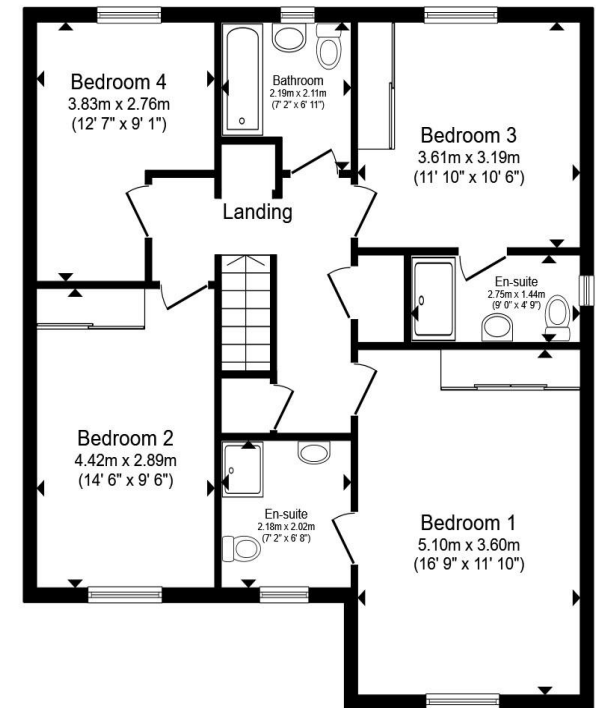
Council Tax Band: F

offers over

£380,000



Ground Floor



First Floor

Total floor area 158.5 m² (1,706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR112052



Property Ref:
MAR112052 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk