



This exceptional family home has recently come to the market and is ideally situated within walking distance of Nunthorpe Academy, making it a perfect choice for families. Immaculately presented throughout, the property offers spacious and well-designed accommodation.

Upon entering, you are welcomed by a bright entrance hallway leading to a convenient cloakroom. The ground floor features two generous reception rooms, providing versatile living space, along with a stunning open-plan kitchen and dining area—ideal for both everyday family life and entertaining guests.

To the first floor, the property boasts four well-proportioned bedrooms, all offering ample space. The master bedroom benefits from fitted wardrobes and a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the home continues to impress. The rear garden has been finished to a high standard, creating a fantastic space for entertaining, complete with a summer house/bar and multiple seating areas. To the front, there is a garage and a driveway providing ample off-road parking.

Offered with no forward chain, this beautifully maintained property is ready for immediate occupancy and viewing is highly recommended.

Great West Gardens, Nunthorpe, Middlesbrough, TS7 0GS

4 Bed - House - Attached

£330,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



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- Entrance Hallway
- Cloakroom
- Reception Room One
- Reception Room Two
- Diner/Kitchen
- Landing
- Bathroom
- Bedroom
- Ensuite
- Bedroom
- Bedroom
- Bedroom



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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