



ROBINSONS TEES VALLEY are delighted to offer to the market this well cared for and deceptively spacious detached bungalow situated in the sought after Nunthorpe location. The bungalow occupies an excellent plot in this pleasant cul-de-sac and would appeal to a variety of buyers. The extensive living accommodation briefly comprises; entrance hallway, shower room/WC, attractive fitted kitchen, modern family bathroom fitted with a three piece suite, two double bedrooms with fitted wardrobes, good size lounge/diner to the front aspect with three windows providing plenty of natural light, rear study leading to a large conservatory which has lovely views of the garden. Externally to the front of the property is off street parking for 2 cars leading to the integral garage which has room for one small vehicle inside and a well maintained garden. To the rear is a generous size garden which is not overlooked and has a high degree of privacy, mainly laid to lawn with patio areas and established borders. Early viewing comes highly recommended.

Allerton Park, Middlesbrough, TS7 0LW

2 Bedroom - House

£290,000

EPC Rating: D

Tenure: Freehold

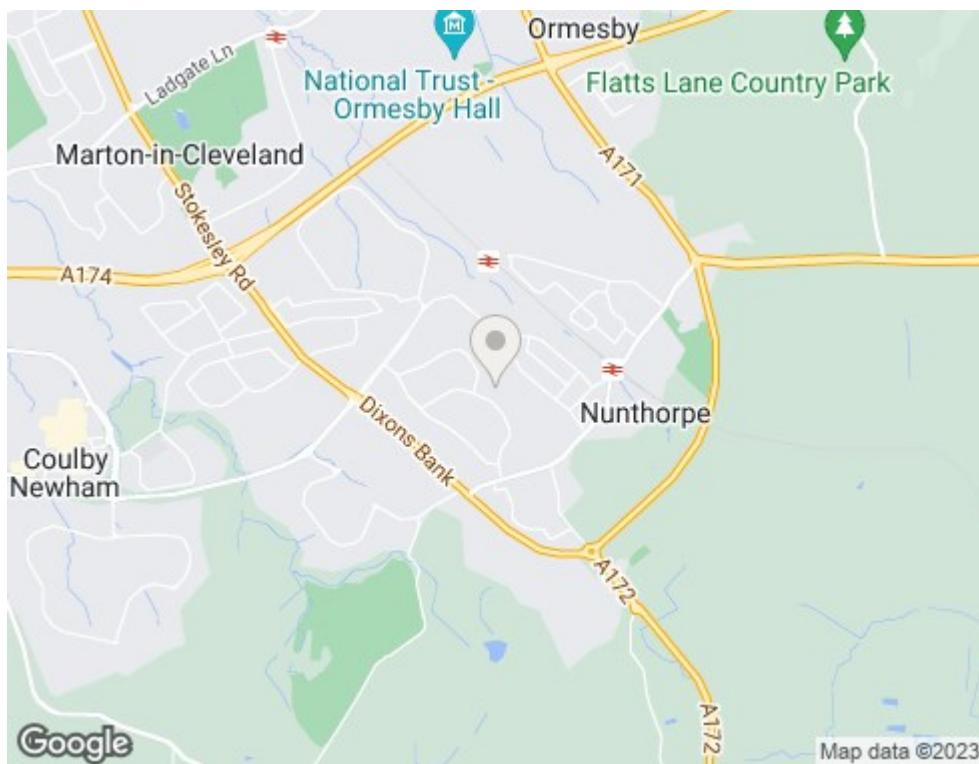
Council Tax Band: D

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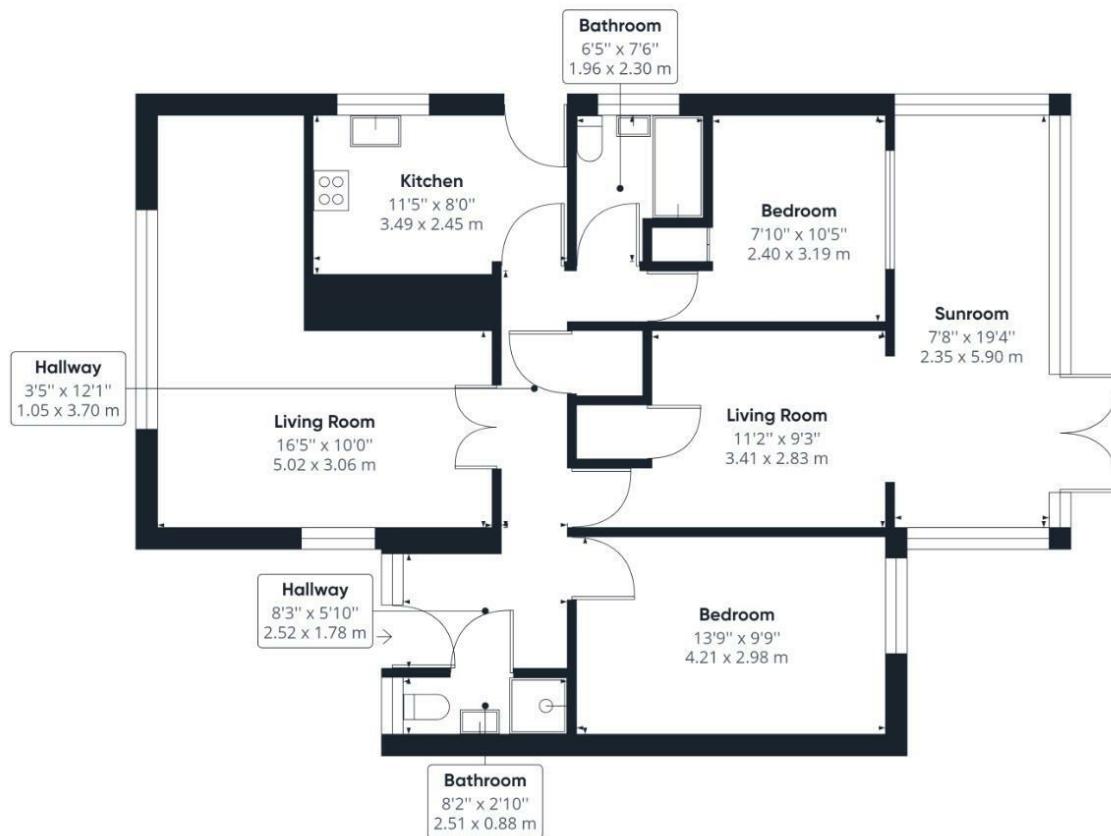
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley
Middlesbrough Sales, TS7 8DX
01642 313666
middlesbrough@robinsonsteesvalley.co.uk