



SMITH & FRIENDS are delighted to offer to the market this beautifully presented four bedroom detached home situated within the ever so Nunthorpe location. The property is within easy reach to local amenities such as local shops, schools and Nunthorpe railway station. The stunning living accommodation briefly comprises; entrance hall with stairs to the first floor, study, separate living room and a fantastic open plan kitchen/diner, perfect for entertaining with the benefit of integrated appliances and corner bifold doors opening to the garden. To the first floor are four good size bedrooms, the master bedroom is fitted with wardrobes and a modern en-suite shower room.

Externally to the front is a pleasant lawn area with a driveway to the side providing off road parking for 2 cars and leading to a single garage. To the rear is a generous garden which is mainly laid to lawn with fenced surround and porcelain tiled patio, perfect for the summer months. Viewings come highly recommended to fully appreciate.

**Beau Gardens, Middlesbrough, TS7 8EN**

**4 Bedroom - House - Detached**

**£320,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: E**



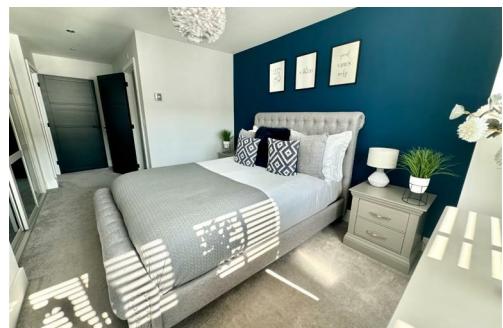
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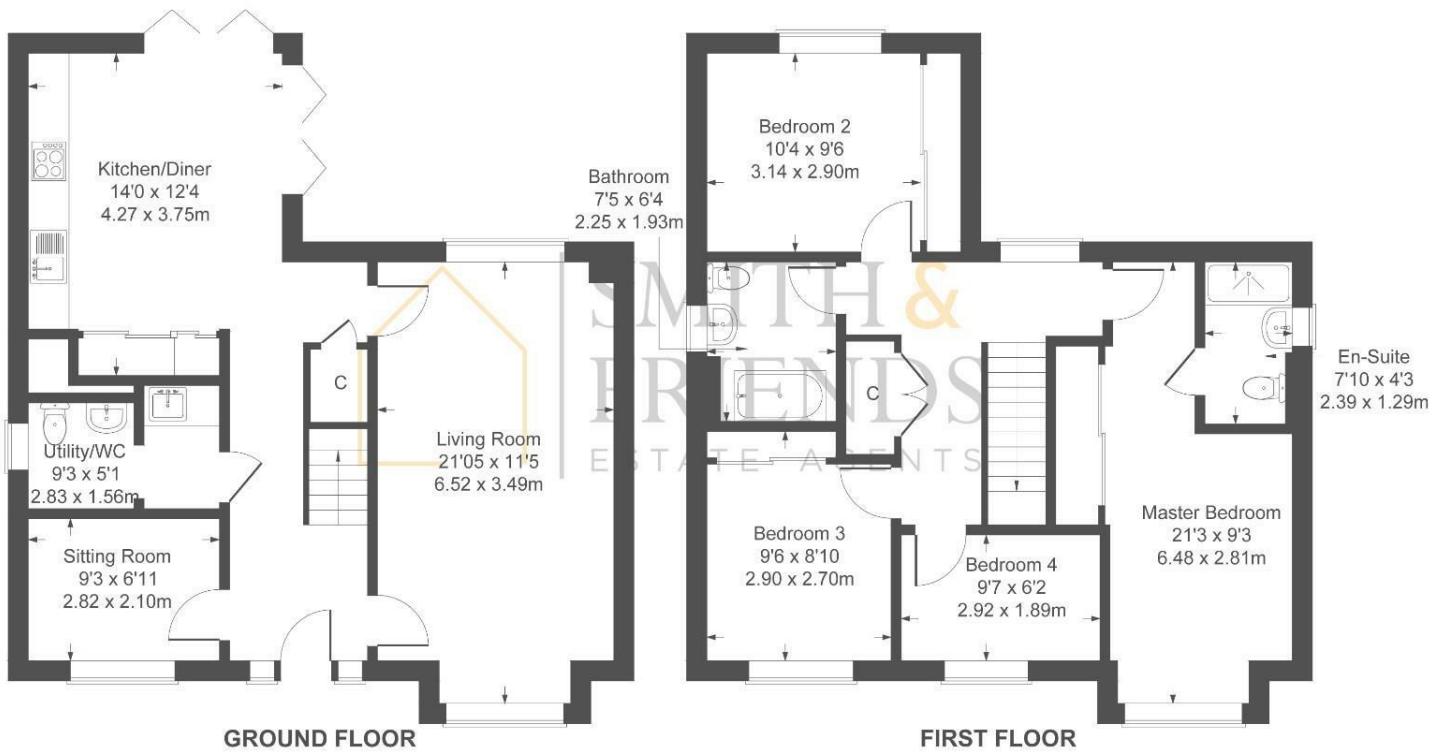
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**Beau Gardens**  
Approximate Gross Internal Area  
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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