



ROBINSONS TEES VALLEY are delighted to offer to the market this beautifully presented three bedroom semi-detached bungalow situated in the ever so popular Nunthorpe area in this pleasant cul-de-sac. The bungalow would appeal to a variety of buyers and is within close proximity to well regarded schools, local amenities and Nunthorpe train station. The deceptively spacious living accommodation briefly comprises; entrance porch, a modern fully equipped fitted kitchen, generous size lounge, rear lobby with door to the garden, three bedrooms (the master bedroom with access to the garden via uPVC patio doors), and a fully tiled bathroom suite fitted with a white three piece suite comprising; bath, sink unit & WC. Externally the property is positioned on an excellent plot, with lawn area and parking to the side for numerous vehicles to the side leading to a detached single garage. To the rear of the property is a fantastic garden which is mainly laid to lawn and split to 2 level with a seating paved seating area perfect for the summer months. Early viewing comes highly recommended to avoid disappointment.

**Hilderthorpe, Middlesbrough, TS7 0PT**

**3 Bedroom - Bungalow - Semi Detached**

**Offers In The Region Of £185,000**

**EPC Rating: D**

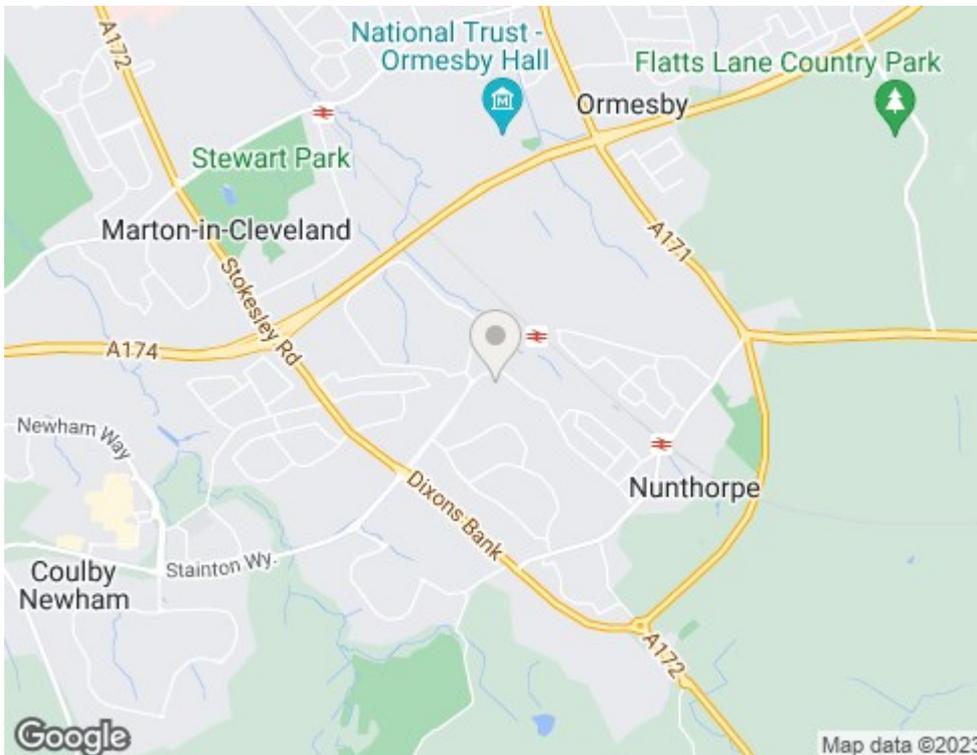
**Tenure: Freehold**

**Council Tax Band: C**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



## Hilderthorpe, Middlesbrough, TS7 0PT



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.

Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)

# Hilderthorpe

Approximate Gross Internal Area  
700 sq ft - 65 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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		
		84
	63	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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