



**Whinfell Close, Nunthorpe, Middlesbrough, TS7  
8PR  
4 Bed - House - Detached  
Offers Over £295,000**

**Council Tax Band: D  
EPC Rating:  
Tenure: Freehold**



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# Whinfell Close, Nunthorpe, TS7 8PR

A sought after four-bedroom detached home located in the desirable cul-de-sac of Whinfell Close, Nunthorpe perfect for families alike.

As you enter, you are greeted by a welcoming hallway that leads to a convenient downstairs WC and the fully equipped kitchen/dining room. The larger open-plan living area boasts ample natural light and offers direct access to the established rear garden.

On the first floor is a spacious landing area where you will find four well-proportioned bedrooms and the family bathroom.

Outside, the property features a lovely rear garden, complete with a well-maintained lawn and paved areas, perfect for enjoying sunny days or hosting gatherings with well established borders and mature trees. Additionally, the property benefits from parking for two vehicles to the front and a garage, providing ample storage and convenience.

This home is ideally situated in a lovely neighbourhood, yet remains close to local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in Nunthorpe. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1279 ft<sup>2</sup>  
 118.9 m<sup>2</sup>

Reduced headroom  
 4 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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