



Ayton Meadows, Nunthorpe, TS7 0AY
3 Bed - House - Semi-Detached
£255,000

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Ayton Meadows Nunthorpe, TS7 0AY

Tastefully improved by the current owners, this deceptively spacious three bed semi-detached house is recommended for viewing. Positioned within this popular Nunthorpe development and in show room condition.

Accommodation comprises of; entrance hall, cloakroom/WC, lounge, dining kitchen (with a range of integrated appliances) and utility room. To the first floor; three good sized bedrooms (including a master with en suite and fitted wardrobes) and a family bathroom.

Externally; the enclosed rear garden is laid to lawn with a paved patio area and the block paved front garden leads to the single garage.











Entrance Hall

Cloakroom W.C

Lounge

17'10" x 10'7" (5.45 x 3.24)

Dining Kitchen

17'10" x 10'3" (5.44m x 3.13)

Utility

5'7" x 5'6" (1.72 x 1.68)

Bedroom 1

14'2" x 13'3" (4.32 x 4.05)

Ensuite

5'10" x 5'9" (1.80 x 1.77)

Bedroom 2

10'11" x 9'8" (3.34 x 2.97)

Bedroom 3

8'10" x 7'4" (2.71 x 2.26)

Family Bathroom

6'7" x 5'11" (2.02 x 1.81)

Externally

the enclosed rear garden is laid to lawn with a paved patio area and the block paved front garden leads to the single garage.



Ayton Meadows



GROUND FLOOR

FIRST FLOOR

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. 2021

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



26 Stokesley Road, Middlesbrough, TS7 8DX
Tel: 01642 313666
info@robinsonsmiddlesbrough.co.uk
www.robinsonsestateagents.co.uk

