



Upsall Carrs, Nunthorpe, TS7 0GY
3 Bed - House - Detached
£270,000

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



Upsall Carrs

Nunthorpe Middlesbrough TS7 0GY

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom detached property built by Bellway and offered with NO CHAIN INVOLVED. The home is to show home standard throughout (furniture can be sold at separate negotiations) with Plantation shutters and all light fittings included in the asking price. The property is situated on the ever so popular Roseberry Manor estate and within easy reach to local amenities and well regarded schools. The well proportioned living accommodation briefly comprises; entrance hallway with stairs to the first floor, ground floor cloakroom/WC, good size reception room with dual aspect windows (one bay) and a stunning upgraded kitchen/dining area with dual aspect windows and the benefit of Stilestone worktops & splash back, integrated AEG microwave, AEG double oven, Bosch 5 burner ceramic hob, fitted dishwasher and washing machine and a 50/50 fridge/freezer. To the first floor landing are three bedrooms (the master benefitting from an en-suite shower room) and an attractive family bathroom fitted with a three piece suite. Externally the property occupies a fantastic feature corner plot with a double driveway and larger than average garage. The established rear garden is a fantastic size and has been improved by the current owners and offers low maintenance space which has a large patio area. Viewings come highly recommended to fully appreciate.





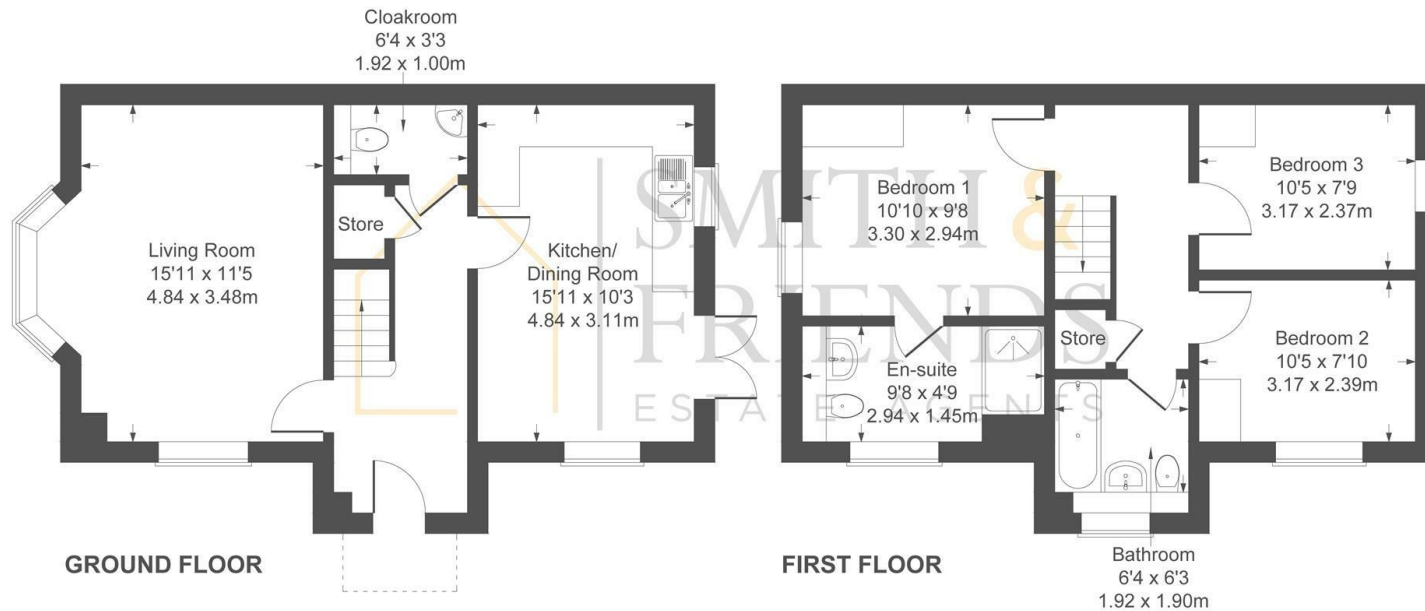






Upsall Carrs

Approximate Gross Internal Area
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2024
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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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

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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