



ROBINSONS TEES VALLEY are delighted to offer to the market this well cared for three bedroom semi-detached property offering spacious family living accommodation throughout and has the benefit of NO ONWARD CHAIN. The property would appeal to a variety of buyers including first time buyers, home movers or investors looking to put their own stamp on it. The property is situated in a quiet cul-de-sac in the Nunthorpe area and within easy access to well regarded schools, Nunthorpe train station and local amenities. In brief the living accommodation briefly comprises; entrance hallway with stairs to the first floor, generous sized living room and a fitted kitchen with access to the garden to the ground floor. To the first floor landing is a fully boarded loft with a pull down ladder, three bedrooms and a modern fitted shower room/WC. Externally to the front of the property is off street parking for up to 2 cars leading to the single integral garage. The rear garden is a generous size, mainly laid to lawn with a patio area.

**Upsall Road, Nunthorpe, TS7 0HR**  
**3 Bed - House - Semi-Detached**  
**£190,000**

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



**Entrance Hallway**

Stairs to the first floor.

**Lounge**

**28'1" x 18'6" (8.56 x 5.65)**

uPVC double glazed window to the front and rear aspect and a gas fire surround.

**Kitchen**

**8'6" x 13'7" (2.61 x 4.16)**

Free standing washing machine, freestanding oven and electric hob, free standing fridge/freezer, a range of base and wall units incorporating sink and drainer, wall mounted condensing boiler, radiator, two uPVC double glazed windows to rear aspect and a door to the garden.

**First Floor Landing**

uPVC double glazed window to side aspect, fully boarded loft with pull down ladder.

**Bedroom One**

**12'9" x 12'1" (3.91 x 3.69)**

uPVC double glazed window to rear aspect, fitted mirrored sliding wardrobes and radiator.

**Bedroom Two**

**14'6" x 9'9" (4.42 x 2.98)**

uPVC double glazed window to front aspect and radiator.

**Bedroom Three**

**8'8" x 8'0" (2.65 x 2.46)**

uPVC double glazed window to front aspect.

**Shower Room**

uPVC double glazed window to rear aspect, walk-in shower cubicle with electric shower, close coupled WC, pedestal wash hand basin and radiator.

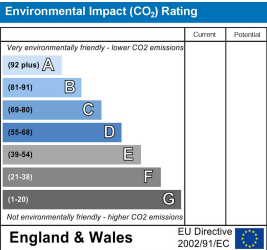
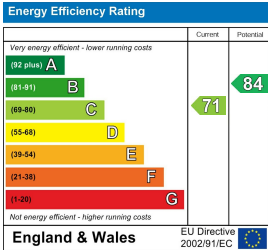
**Externally**

The rear garden is mainly laid to lawn with a patio area, garden shed and greenhouse. To the front of the property there is parking leading to the single garage with an up and over door.



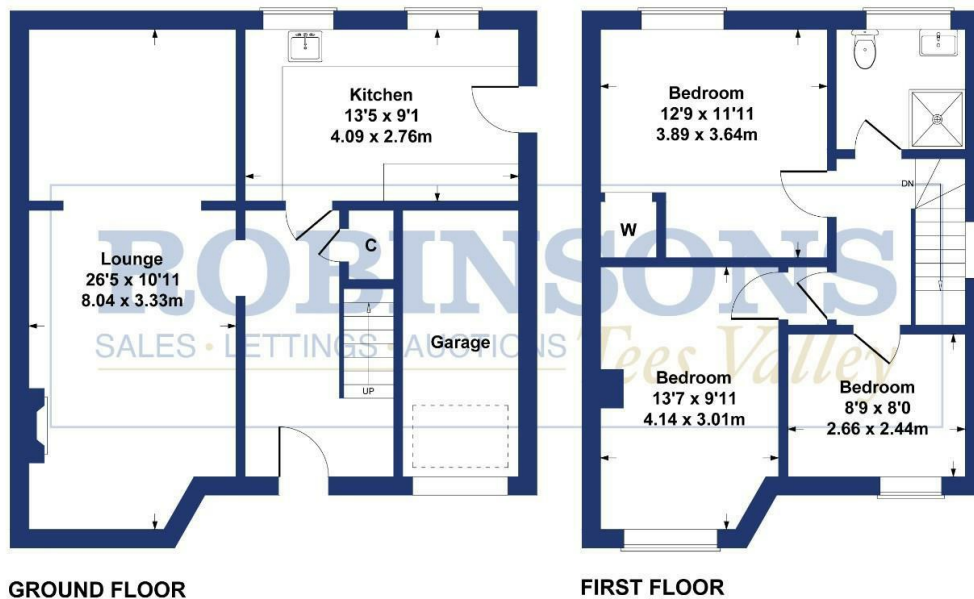


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.



## Upsall Road

Approximate Gross Internal Area  
1109 sq ft - 103 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. 2022

