



Connaught Road, Nunthorpe, Middlesbrough,
TS7 0BP
3 Bed - House - Semi-Detached
Offers Over £375,000

Council Tax Band: D
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Connaught Road, Nunthorpe, TS7 0BP

Smith & Friends are delighted to offer to the market this spacious semi-detached family home situated in the desirable Nunthorpe area and within great school catchment area and easy reach to Nunthorpe railway line and local amenities. The property occupies a fantastic plot with the stand out feature of the home being a double garage, lovely original features and must be viewed internally to fully appreciate. The living accommodation briefly comprising of: entrance porch leading to the hallway, spacious lounge with feature fireplace, separate family room also with the benefit of a feature fireplace and open fire, study/snug room with WC, dining room with double doors leading to the rear garden and an archway to the kitchen fitted with bespoke oak cupboards, To the first floor landing are three bedrooms and a modern fitted shower room. Externally to the front of the property is lawn to the front and an extensive block paved driveway with further parking beyond the electric gates and leading to a purpose built double garage with electric door, which can fit a large vehicle, motorcycles and further storage. The rear garden is set among established flower tree and shrub borders with a patio seating and grassed area.









Ground Floor



Floor 1



Approximate total area^m
1236 ft²
114.8 m²

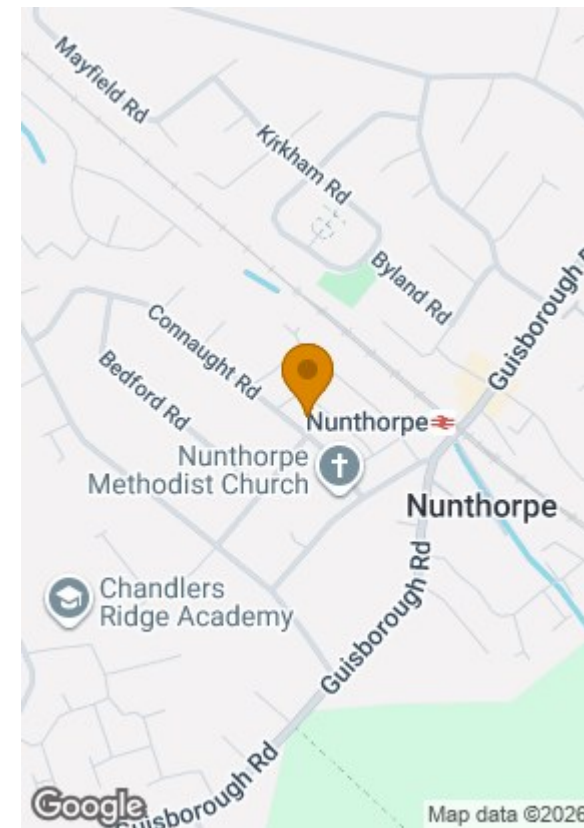
Reduced headroom
5 ft²
0.5 m²

(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)	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			
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.

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