

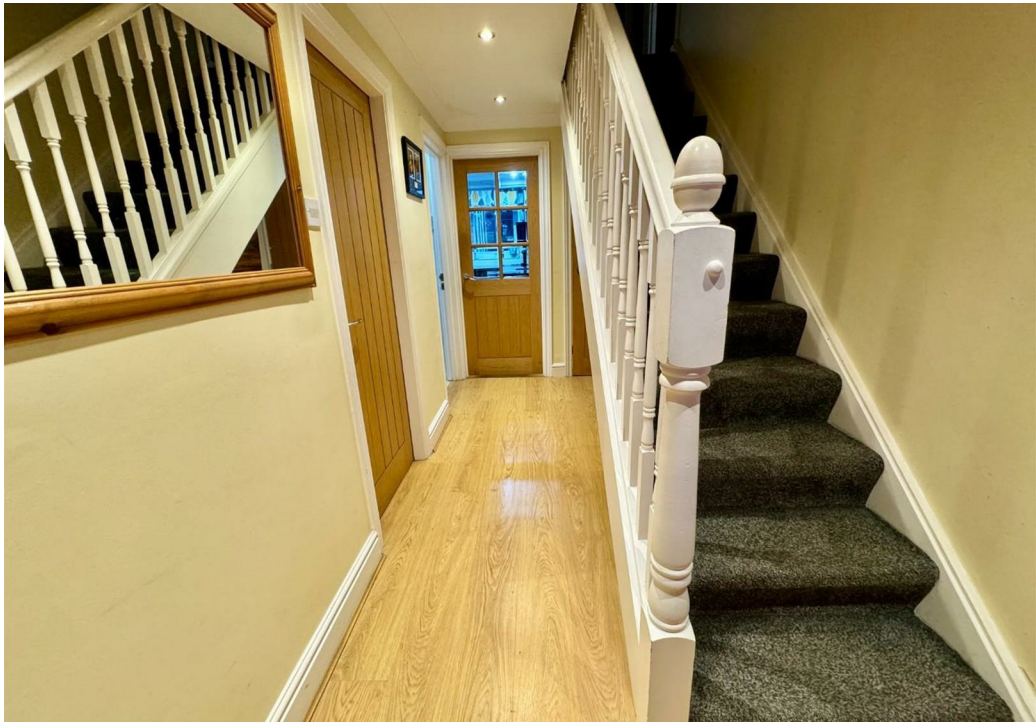


**Chandlers Ridge, Nunthorpe, Middlesbrough,
TS7 0JL
4 Bed - House - Detached
£320,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Chandlers Ridge, Nunthorpe, TS7 0JL

SMITH & FRIENDS are delighted to offer to the market this impressive and extended four double bedroom detached property situated in Nunthorpe. Chandlers Ridge is within walking distance to local schools, amenities and Nunthorpe railway station. The well presented living accomdation briefly comprises; entrance porch leading to entrance hallway with stairs to the first floor, cloakroom/WC, living room, study which can also be used as an extra reception room, pleasant lounge to the front aspect, an attractive open plan kitchen/dining room with double doors opening to the family room which has the benefit of bi-folding doors opening to the garden to a decked area. There is also the benefit of a utility area and cloaks area. The first floor landing accommodates four double bedrooms, a modern family bathroom fitted with a three piece suite and separate shower room/WC. Externally, to the front of the property is a double width driveway providing parking for up to 4 cars and with access to the double garage. To the rear of the property is an impressive southerly garden, mainly laid to lawn and lined with mature shrubs and trees. There is also decked/paved areas which are perfect for entertaining in the the summer months. Viewings come highly recommended to fully appreciate.









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	63	75
	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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