

ST CUTHBERT AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 8RG



- ▲ A Stunning Four Bedroom Detached Residence
- ▲ Located Within a Quiet Cul-De-Sac in This Popular Area of Marton
- ▲ Large Extended Open Plan Kitchen/Dining/Family Room to the Rear Elevation with Bi-Folding Doors & Skylights
- ▲ Separate Living Room with Bay Window
- ▲ Converted Garage to Offer Additional Office/Playroom
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Modern En-Suite Shower Room & Modern Family Bathroom
- ▲ Easy to Maintain Landscaped Rear Garden, Ideal for Entertaining
- ▲ Double Width Driveway
- ▲ Early Viewing Advised

Offers Over £345,000

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A beautifully presented and extended four bedroom detached home located within this popular area of Marton and featuring a large extended open plan kitchen/dining/family room with a stunning range of units and bi-folding doors to the rear garden.

GROUND FLOOR

ENTRANCE HALL

With Herringbone style flooring, spotlighting, staircase to the first floor and double doors open to the lounge.

LOUNGE - 5.64m x 3.5m (18'6" x 11'6")

With bay window to the front elevation, spotlighting and double doors to the open plan kitchen.

OFFICE/PLAYROOM - 4.95m x 2.54m (16'3" x 8'4")

Converted garage to provide an office/playroom with spotlighting and tiled floor.

GROUND FLOOR WC - 1.78m x 1.1m (5'10" x 3'7")

With low level WC and wash hand basin.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM - 8.23m (27') (max) x 7.92m (26') (max)

A stunning open plan area that has been extended by the current owners and features a modern range of fitted wall and floor units, complementing work surface, double oven, microwave and warming tray, five ring gas hob with extractor over, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Tiled floor, vaulted ceiling with spotlighting, LED plinth lighting, breakfast bar and bi-folding doors and two large skylights flood area with natural light.

FIRST FLOOR

BEDROOM ONE - 4.45m x 4.1m (14'7" x 13'5")

EN-SUITE SHOWER ROOM - 2.44m x 1.96m (8' x 6'5")

Modern suite comprising shower cubicle, low level WC, wash hand basin, tiled floor and part tiled walls.

BEDROOM TWO - 3.86m x 3.28m (12'8" x 10'9")

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BEDROOM THREE - 4.37m x 2.4m (14'4" x 7'10")

With built-in wardrobe.

BEDROOM FOUR - 3.76m x 3.2m (12'4" x 10'6")

With built-in storage.

BATHROOM - 2.5m x 1.7m (8'2" x 5'7")

White three-piece suite comprising bath with shower over and screen, low level WC, wash hand basin and part tiled walls.

EXTERNALLY

PARKING & GARDEN

Externally the property is located within a quiet cul-de-sac and features a double width block paved driveway and to the rear there is a well-maintained easy to maintain landscaped garden with individual decked areas, astro turf and patio.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/COU140200/07082026

Council Tax Band: E **Tenure:** Freehold

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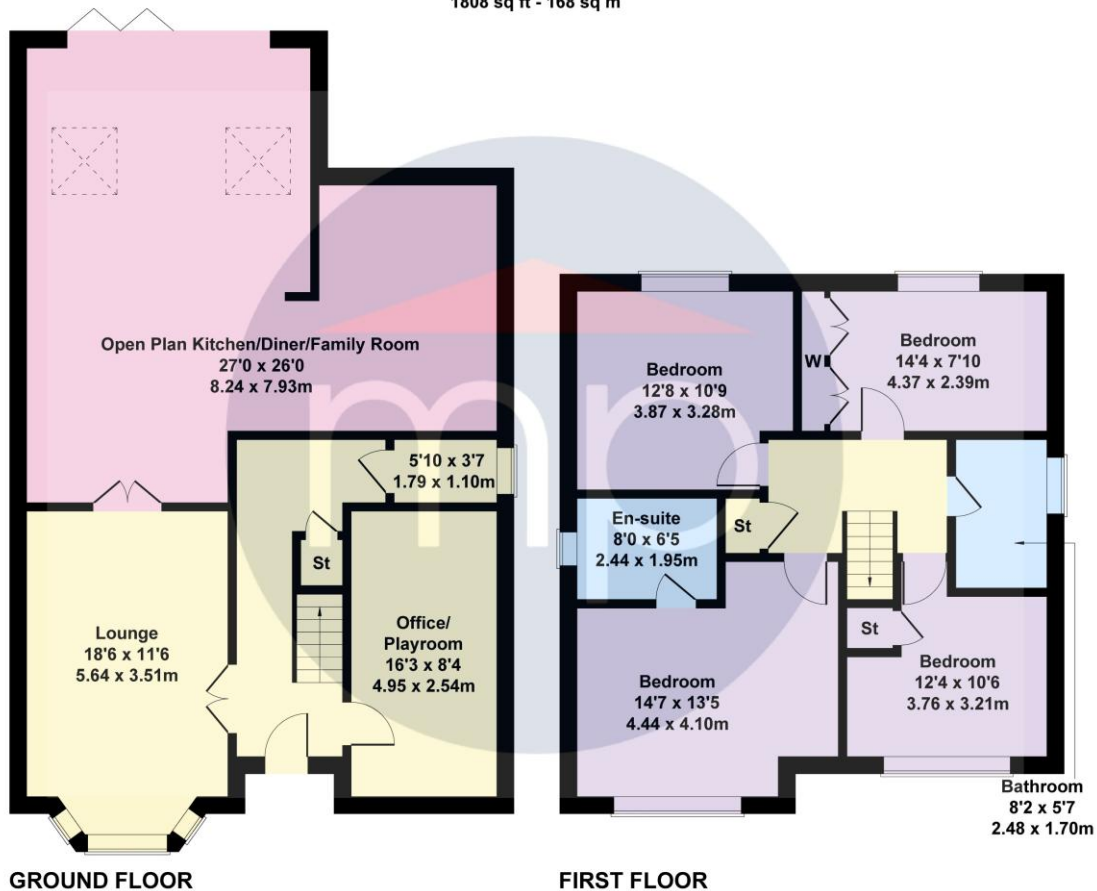


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St Cuthberts Ave

Approximate Gross Internal Area
1808 sq ft - 168 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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