

9 Fangdale Gardens, Nunthorpe

£470,000

Michael Poole
SALES · LETTINGS · AUCTIONS



9 Fangdale Gardens

Nunthorpe, Middlesbrough

A modern four bedroom detached home within a stunning location with open views over the pond and woodland to the front elevation.

- A Beautifully Presented, Spacious & Modern Four Bedroom Detached Home
- Built to the Bradgate Design in a Stunning Location Overlooking the Pond & Open Woodland to the Front Elevation
- Extensive Block Paved Driveway & Double Detached Garage
- 28ft Plus Open Plan Kitchen/Dining/Family Room with French Doors onto a Generous Size Landscaped Garden, Ideal for Entertaining
- Separate Utility & WC
- Two Reception Rooms
- Four Double Bedrooms, One with Built-In Wardrobes & Master Bedroom with Modern En-Suite Shower Room
- Modern Family Bathroom
- The Property Was Completed in January 2024 with A 10 Year NHBC Guarantee
- Early Viewing is Advised to Avoid Dispapointment

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Nunthorpe, Middlesbrough

A beautifully presented modern four bedroom detached residence built to the ‘Bradgate design’ and located within a highly sought after area of Nunthorpe.

Occupying a fabulous plot with open views across the pond and woodland to the front elevation, an extensive driveway provides ample off road parking and leads to a double garage and to the rear there is a generous, landscaped garden to the rear with patio areas, mature, planted borders, greenhouse and a versatile cabin which could be used as a studio or a garden room etc.

Internally the accommodation briefly comprises an entrance hall, living room, separate study, ground floor WC, 28ft plus open plan kitchen/dining/family room to the rear with a modern range of units and integrated appliances and there is also a separate utility.

To the first floor there are four double bedrooms, two with built-in wardrobes, master with modern en-suite shower room and there is a modern family bathroom.

We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











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/05092026










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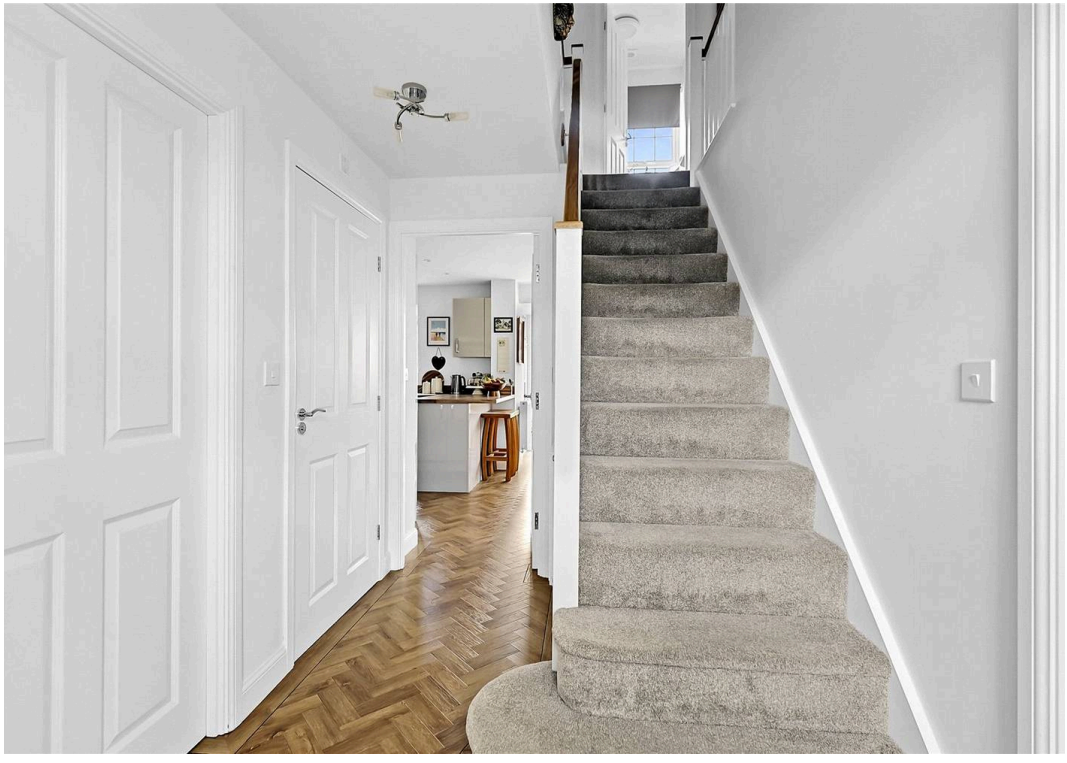






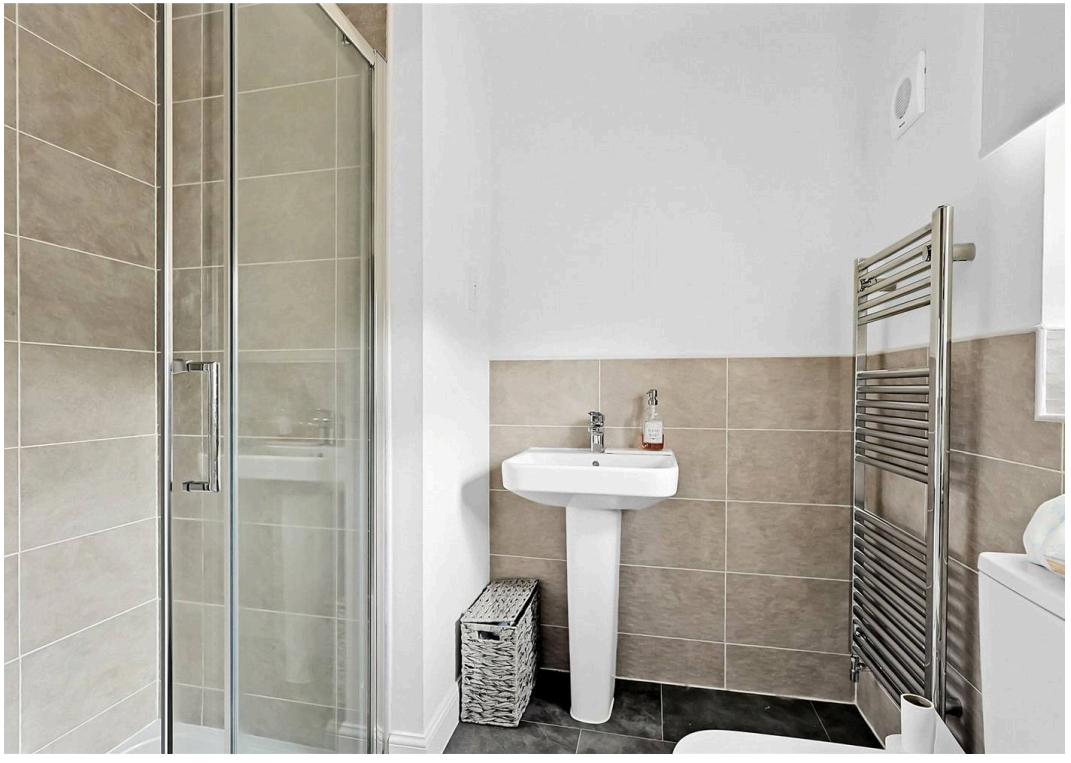
















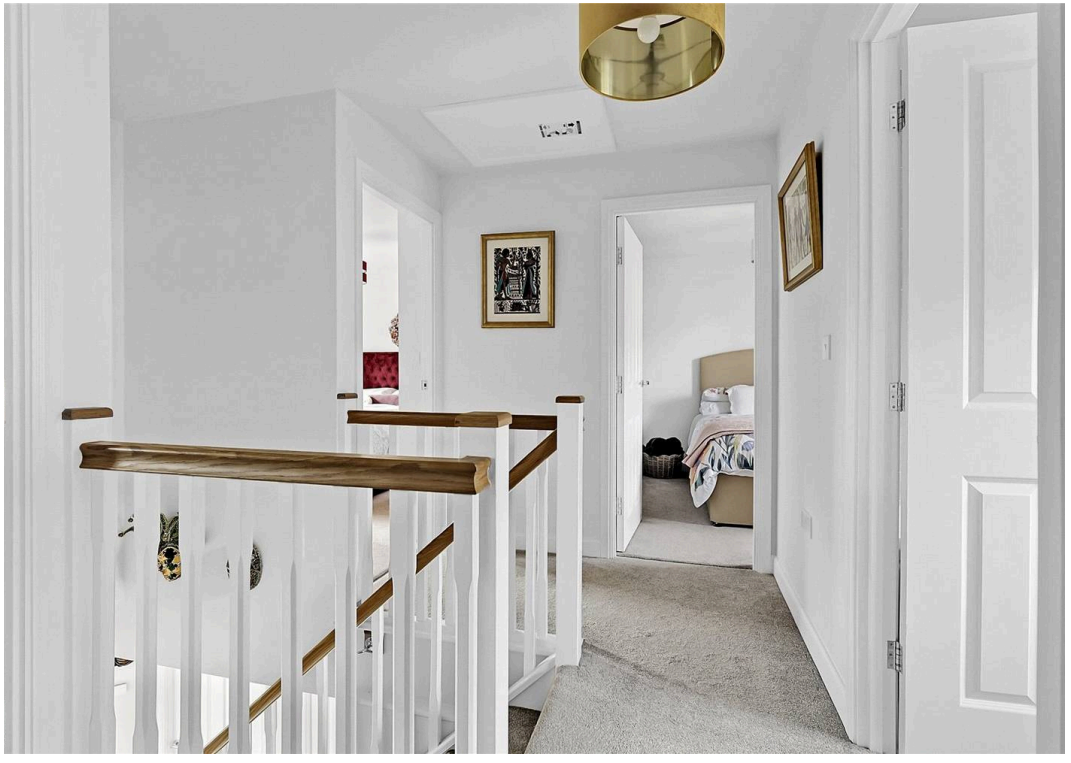
























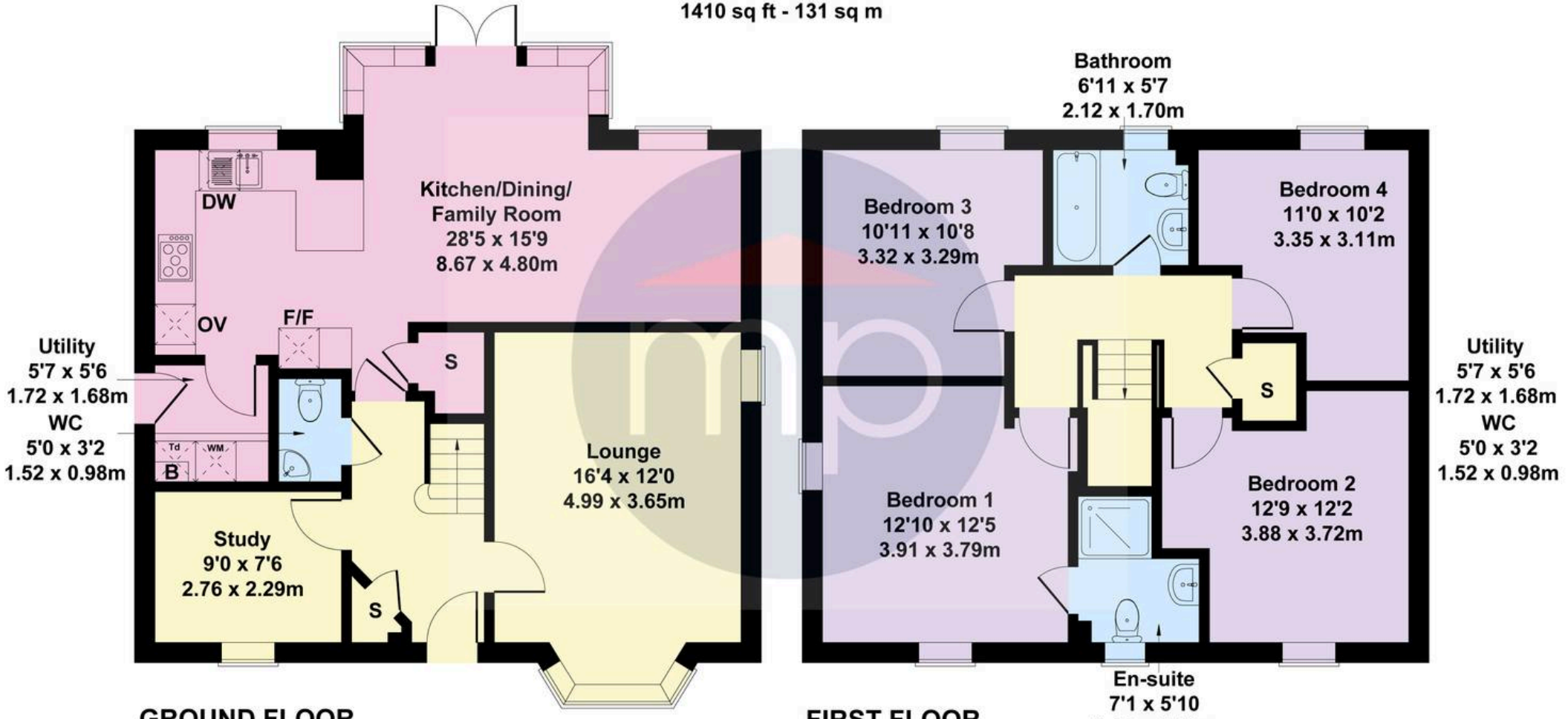






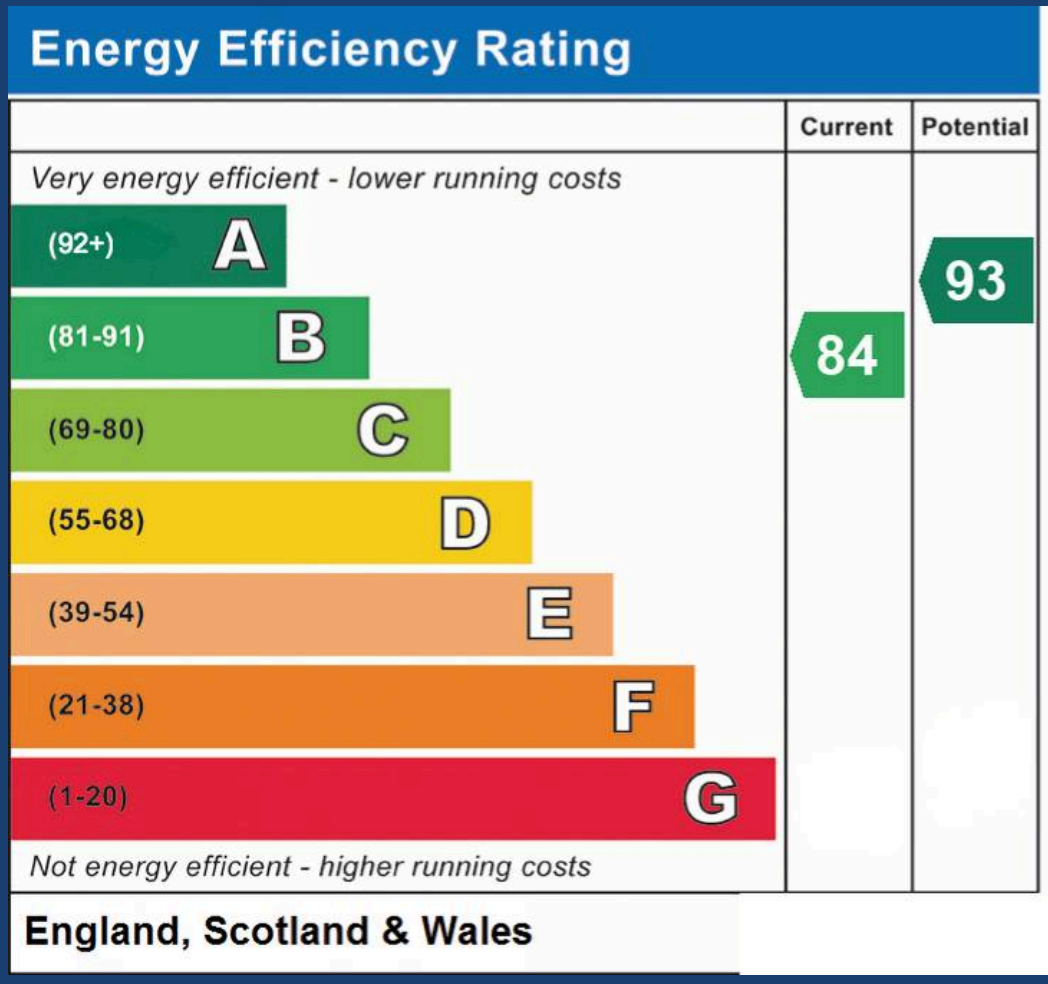
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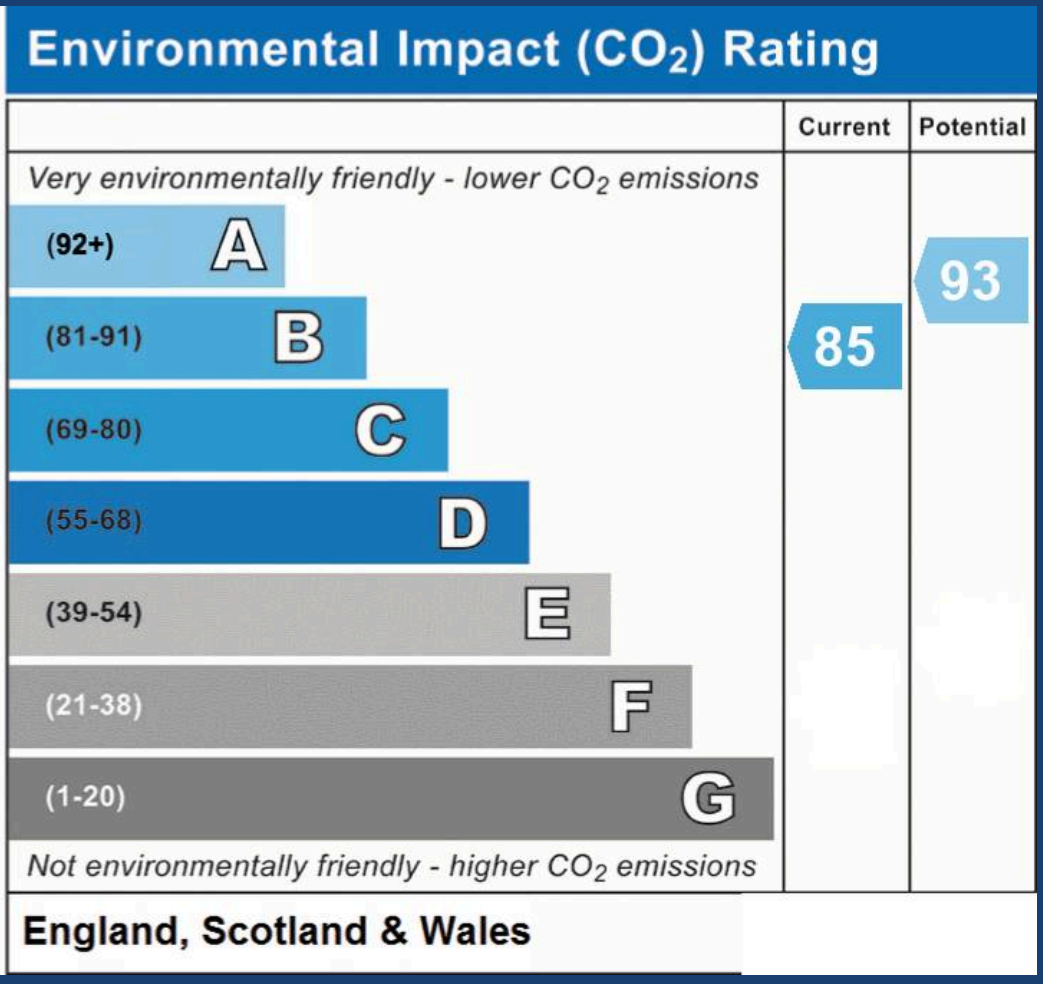
Approximate Gross Internal Area
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2026
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