



28 Beverley Road , Nunthorpe, TS7 0HN

£185,000

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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

HALLWAY

6'7" x 15'9" (2.01m x 4.80m)

Step through the gleaming white UPVC double glazed door, leaving the sprawling front garden behind, and you'll find yourself in a welcoming hallway bathed in natural light. This bright, airy space serves as the heart of the home's ground floor, offering seamless access to both the reception/dining room and kitchen, while the staircase leads to the upper level. The crisp white walls reflect sunlight throughout the space, while plush grey carpeting adds warmth and comfort underfoot. Tucked discreetly beneath the stairs, a cleverly designed storage cupboard provides the perfect spot for stowing away coats, shoes, and household essentials, helping to maintain the hallway's clean, uncluttered appearance.

RECEPTION/ DINING ROOM

11'7" x 26'9" (3.53m x 8.15m)

The welcoming reception area graces the front of the property, where natural light streams through a UPVC double-glazed window, creating an inviting atmosphere. This generous space effortlessly accommodates a plush corner sofa and multiple storage units, while a radiator ensures year-round comfort. Moving toward the rear, you'll discover an elegant dining area, perfectly proportioned for entertaining. Here, a substantial dining table can take center stage, while French doors frame picturesque views of the garden beyond, seamlessly blending indoor and outdoor living spaces.

KITCHEN

16'3" x 7'10" (4.95m x 2.39m)

Tucked away at the back of the home, the sleek modern kitchen steals the show with its striking combination of crisp white high-gloss cabinetry and warm, honey-toned wood countertops. The thoughtfully designed space features an extensive array of storage solutions, including wall-mounted cabinets, deep base units, and soft-close drawers. A suite of integrated appliances complements the contemporary aesthetic, anchored by a double oven and smooth ceramic hob perfect for aspiring chefs. The built-in fridge freezer blends seamlessly with the cabinetry, while natural light floods in through a large UPVC double-glazed window. A matching UPVC door provides easy access to the outside, making al fresco dining a breeze.

Tel: 01642 462153

LANDING

3'8" x 7'9" (1.12m x 2.36m)

The landing benefits from a UPVC double glazed window to the side aspect and gains access to the three bedrooms and large family bathroom.

BEDROOM ONE

9'5" x 13'6" (2.87m x 4.11m)

Bathed in natural light from a large UPVC double-glazed window, this welcoming front bedroom offers generous proportions that easily accommodate a double bed and substantial storage furniture. Crisp white walls create an airy, open feeling, while the plush grey carpeting adds warmth and comfort underfoot. The strategically placed radiator ensures year-round comfort, making this room a cozy retreat regardless of the season. The front-facing position provides pleasant views of the street while maintaining privacy, and the room's thoughtful layout maximizes every square foot of living space.

BEDROOM TWO

9'8" x 12'5" (2.95m x 3.78m)

Tucked away at the back of the property, the serene second bedroom offers generous proportions that easily accommodate a double bed. The room features sleek, contemporary built-in wardrobes with smooth-gliding doors that maximize storage while maintaining a clean aesthetic. Natural light streams through the UPVC double-glazed window, brightening the crisp white walls and plush grey carpeting that adds warmth underfoot. A modern radiator ensures year-round comfort in this thoughtfully designed space, making it perfect for guests or family members.

BEDROOM THREE

8'9" x 7'10" (2.67m x 2.39m)

Positioned at the front of the property, the third bedroom offers a surprisingly generous layout despite being the most compact of the three bedrooms. Unlike typical box rooms, this well-proportioned space comfortably accommodates a small double bed while leaving room for essential storage solutions. Natural light streams through the UPVC double-glazed window,

brightening the crisp white walls and complementing the neutral grey carpeting below. The strategically placed radiator ensures year-round comfort, making this room an inviting retreat that maximizes every square foot of available space.

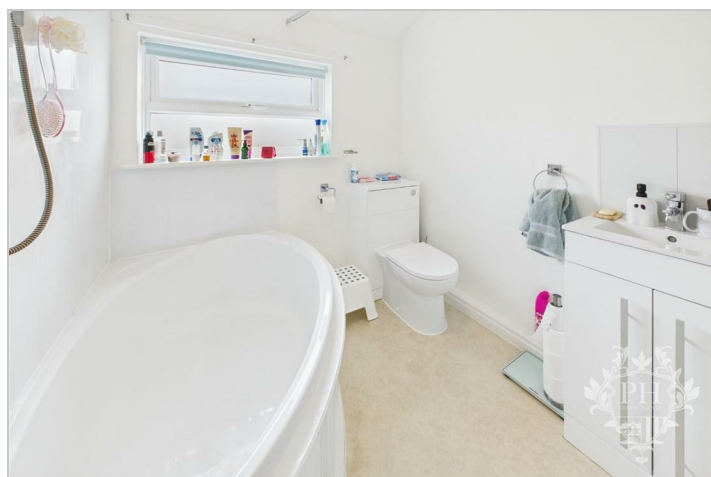
FAMILY BATHROOM

6'7" x 7'9" (2.01m x 2.36m)

Step into a spacious family bathroom where comfort meets functionality. The elegant three-piece suite features a corner bath, complete with modern shower attachments for versatile bathing options. A stylish hand basin sits atop cleverly designed storage cabinets, providing ample space for toiletries and linens, while a discreet low-level WC completes the essential fixtures. Gleaming tiles adorn the walls, creating a clean and contemporary atmosphere, while natural light filters softly through the frosted UPVC double-glazed window. A well-positioned radiator ensures the space remains warm and inviting year-round, perfect for those chilly morning routines.

EXTERNAL

Welcoming you to this charming property is a spacious front garden, featuring a smooth paved driveway that leads to a sturdy garage. The peaceful backyard reveals a sun-drenched patio perfect for outdoor entertaining, flowing seamlessly into a lush grassed area where children can play freely. Perfectly positioned within the neighborhood, the home sits just minutes from essential amenities and quality schools, with the prestigious Nunthorpe School within easy walking distance.



Road Map



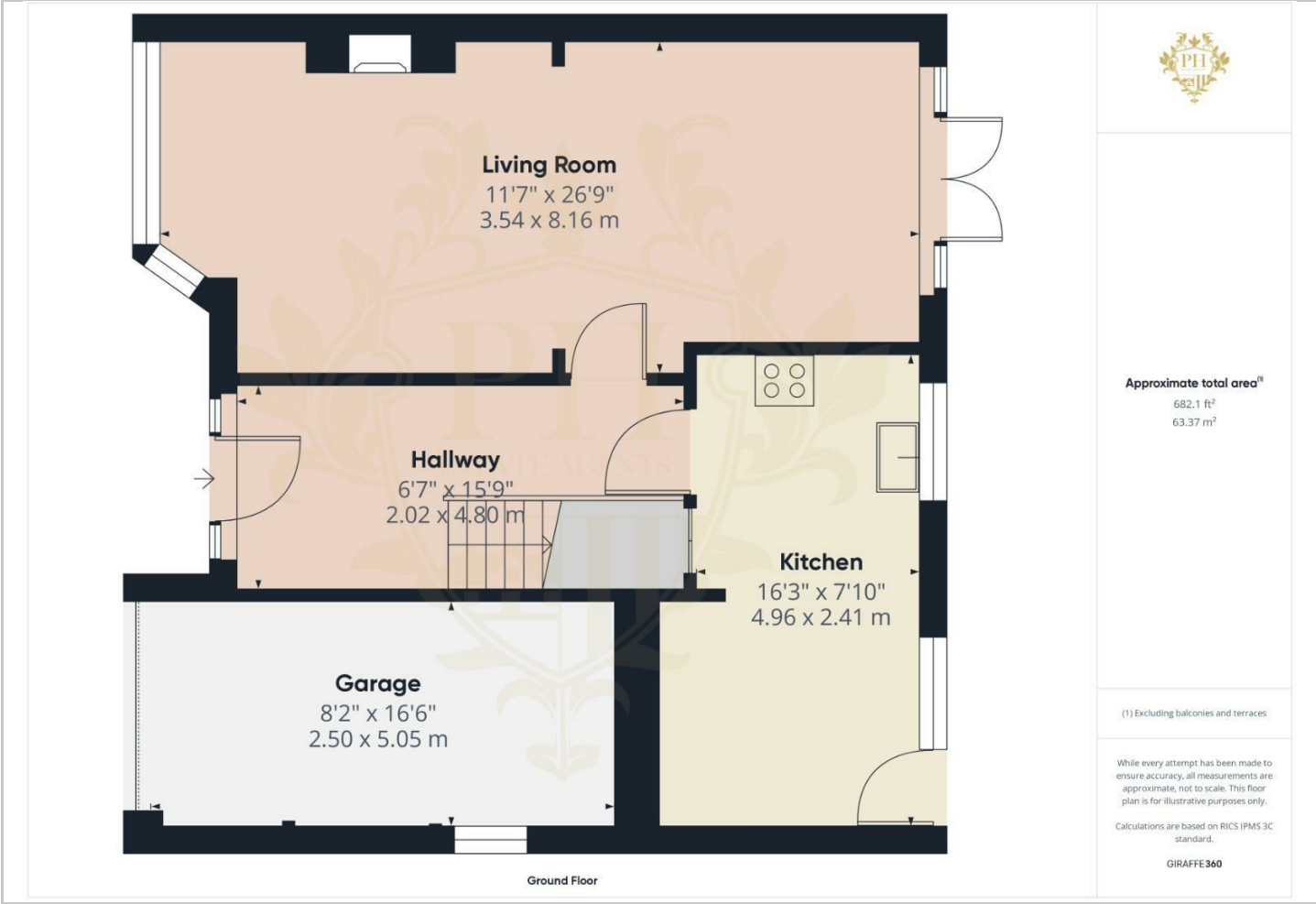
Hybrid Map



Terrain Map



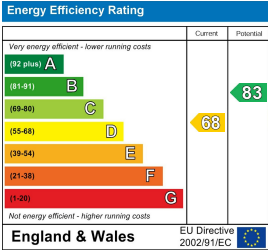
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.