



**Torver Mount, Nunthorpe, TS7 8PL**  
**2 Bed - Bungalow - Semi Detached**  
**£175,000**

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"Rarely Available" well presented two bedroom semi detached bungalow, located just off Mallowdale Road in this popular area of Nunthorpe, viewing is essential to fully appreciate. Benefitting from a new kitchen and bathroom, combi boiler and uPVC double glazing throughout

The accommodation comprises of; entrance hall, lounge, kitchen, two double bedrooms and a family bathroom.

Externally; the private rear garden is mainly laid to lawn with a newly laid patio and well stocked borders. The open plan front garden is laid to lawn with a good sized driveway leading to the single garage with up and over door, power and lighting.

#### **Entrance Hall**

uPVC double glazed glass panel door, access to loft (retractable ladder and is part bordered with power and lighting).

#### **Lounge**

17'1 x 11' (5.21m x 3.35m)

uPVC double glazed window to front aspect, radiator and coal effect gas fire with modern surround.

#### **Kitchen**

9'7 x 11'4 (2.92m x 3.45m)

Modern wall, base and drawer units with complimentary worktops, inset sink and drainer, electrical cooker point, plumbing for washing machine and space for fridge and freezer. uPVC double glazed window to rear aspect and uPVC double glazed glass panel door opening onto the rear patio.

#### **Bedroom One**

12'2 x 9'8 (3.71m x 2.95m)

uPVC double glazed window to rear fitted wardrobes and radiator.

#### **Bedroom Two**

9'4 x 9'4 (2.84m x 2.84m)

uPVC double glazed window to front aspect and radiator.

#### **Family Bathroom**

Modern white and chrome suite with panelled bath with shower over, pedestal wash hand basin and low level WC. Co-ordinated tiled walls and flooring, radiator and uPVC double glazed window to side aspect.

#### **Externally**

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**Torver Mount**  
Approximate Gross Internal Area  
630 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92-98] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92-98] <b>A</b>	
[85-91] <b>B</b>		[85-91] <b>B</b>	
[79-84] <b>C</b>		[79-84] <b>C</b>	
[73-78] <b>D</b>		[73-78] <b>D</b>	
[67-72] <b>E</b>		[67-72] <b>E</b>	
[62-66] <b>F</b>		[62-66] <b>F</b>	
[55-61] <b>G</b>		[55-61] <b>G</b>	
Not energy efficient - higher running costs [1-54]		Not environmentally friendly - higher CO <sub>2</sub> emissions [1-54]	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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