

## Milan Grove, Nunthorpe



- Part exchange available.
- Carpets & Flooring included.
- Integrated appliances included.
- Available Summer 2019.
- Last few remaining.
- 1,500 sq ft.

Part exchange considered £339,950

# Milan Grove, Nunthorpe

## DESCRIPTION

**\*\* Part Exchange Available \*\* \*\*Lots of Extras included\*\* \*\* Available Summer 2019\*\***

**\*\* Executive Development \*\* High quality specification\*\* \*\* Only four remaining\*\***

## Milan Grove

Milan Grove is an exclusive development of fifteen detached homes. It is a mixture of 4,5 and 6 bed homes situated in a quiet cul de sac location with all rear gardens overlooking a wooded area. The development is located in the popular area of Nunthorpe.

It has great transport links to the A1 and the A19, Teesside (Durham Tees Valley) Airport is just down the road and Newcastle Airport is less than an hour away. It is also situated twenty minutes away from Darlington Station, which is right on the East Coast Mainline.

## Plot 11

The Southwell. A stunning four bedroom executive home offering family living accommodation of over 1,500 sq ft.

## Extras included

### Floors

Karndean flooring & carpets included.

### Kitchen appliances

Integrated appliances to include: Fan assisted electric oven, four ring hob, extractor hood and dishwasher.

### Bathrooms / En-suite

Tiling and heated towel rails included.

### Electrical

TV. Points to living room, master bedroom.

Intruder alarm & Smoke detection system.

Down lights to kitchen, bathroom and en-suite and hall.

### External

Garage plus 2 off street car parking spaces.

Turf to rear garden.

External cold water tap.

Block paving to car parking area.

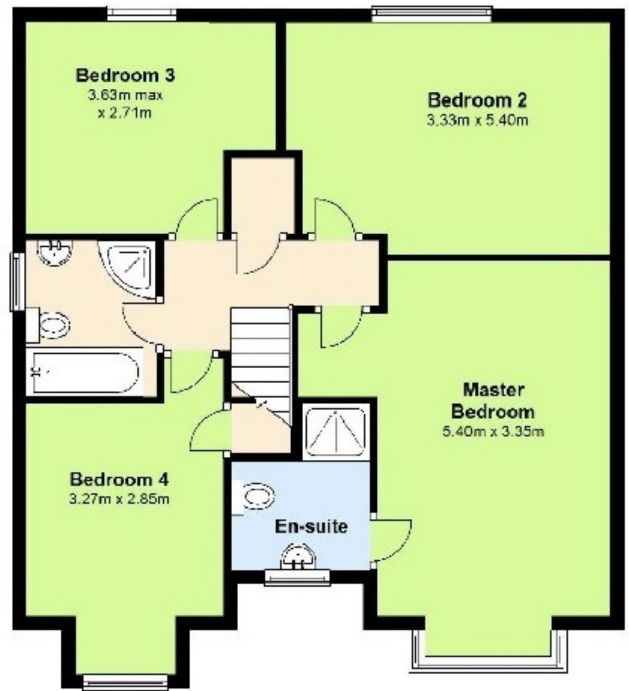
### Ground Floor

Approx. 76.0 sq. metres



### First Floor

Approx. 73.2 sq. metres



Total area: approx. 149.2 sq. metres

## Disclaimer

Harvey Brooks Properties Ltd (the company). The company for itself and for the vendor(s) or lessor (s) of this property for whom it acts as agents gives notice that:

I ) the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. II) all descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. III) all measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to the contract.(iv) none of the property's services or service installations have been tested and are not warranted to be in working order. (V) no employee of the company has any authority to make or give any representation or warranty whatsoever in relation to the property.









