



# Millbrook

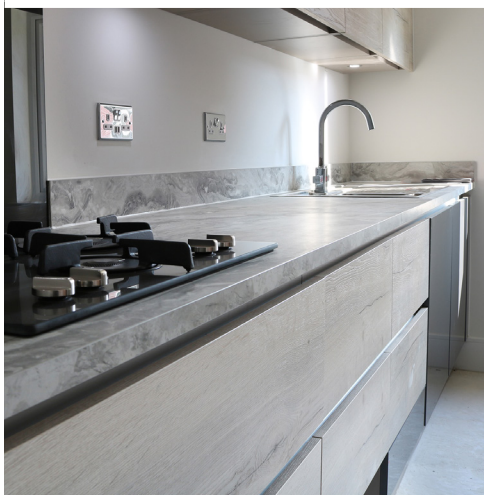
## The Kilmington | 3 bedroom semi-detached house

We are delighted to introduce to you our collection of three bedroom homes at Millbrook in Nunthorpe, Middlesbrough, available now through shared ownership.

Our homes in Nunthorpe are in an enviable location just 20 minutes from Middlesbrough city centre, with four local schools plus amenities close by. These homes are perfect for a growing family, with plenty of storage space and spacious rooms throughout.

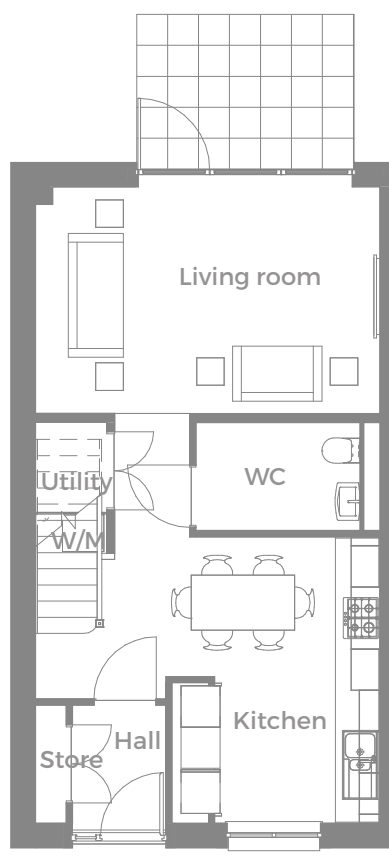
Each home benefits from a high specification kitchen with integrated kitchen appliances, a bright and airy living room with bi-folding doors to the turfed garden, a master bedroom with ensuite and built in wardrobes, two further good sized bedrooms and a stylish family bathroom.

Each home also benefits from Hive technology to control your gas central heating with ease, a garage, private driveway and a turfed rear garden.

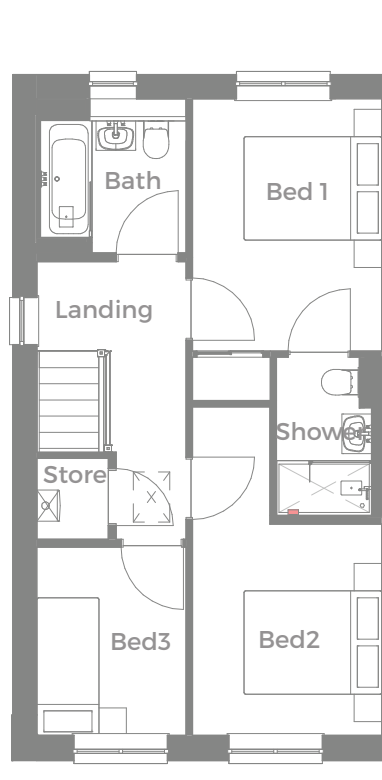


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Ground floor



First floor

## Measurements

### Ground floor

Kitchen	5.01m x 4.17m
Living room	5.01m x 3.31m
Cloakroom	2.38m x 1.56m

**Total: 92.68m<sup>2</sup>**

### First floor

Bedroom 1	2.75m x 4.39m
En-suite	2.30m x 1.41m
Bedroom 2	2.75m x 4.77m
Bedroom 3	2.17m x 2.85m
Bathroom	2.11m x 2.24m

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

## Get in touch

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## Specification includes

- Hotpoint multifunction single oven, gas on glass hob and built in cooker hood
- Hotpoint combination microwave oven
- Hotpoint integrated 70/30 low frost fridge-freezer
- Hotpoint built in dishwasher
- Multiple sockets, with additional USB charging points
- Piastrella tiling
- Vado Aquablade rectangular shower head (rainfall shower)
- Vado Identity digital thermostatic shower control
- Novilon Viva Fusion vinyl flooring

## Bathroom

- Zehnder Aura towel warmer
- Sottini mounted wc pan and vessel basin

## General

- Hive wireless thermostat
- Deta 'Up and Down' front exterior wall lights
- Synseal folding sliding doors (bi-fold)

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