



SMITH & FRIENDS are delighted to offer this three bedroom detached house situated in Hemlington and can be accessed via Stainton Way. The spacious living accommodation briefly comprises of; entrance hall, downstairs Wc, living room, modern open plan kitchen/ diner with French doors to the garden and a useful utility room. To the first floor landing are three bedrooms, the master with the benefit of an en suite shower room and master bathroom fitted with a white three piece suite.

Externally to the front of the property is a well maintained lawn and to the rear is a good size garden which is mainly laid to lawn. There is also one designated parking space to the rear leading to a detached single garage. Early viewing comes highly recommended.

Corporal Roberts
Close, Middlesbrough, TS8 9SP
3 Bed - House
£177,500
EPC Rating: B
Council Tax Band: D



**SMITH &
 FRIENDS**
 ESTATE AGENTS

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Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC