

Smith and Friends are pleased to offer for sale this well presented three bedroom detached property located on the popular Elderwood Grove development on the outskirts of Middlesbrough. Ideal for the commuter being close to an excellent network of roads to the surrounding areas.

Built in 2021 the property is presented in good decorative order throughout with the benefit of gas central heating and double glazing.

The well appointed accommodation briefly comprises: Entrance Porch, Lounge, Inner Hall with stairs to the first floor, ground floor Cloakroom/ wc, 18' open plan Kitchen/ Dining Room with built in oven and hob, integrated appliances and french doors leading to the rear garden, Landing, three Bedrooms - master bedroom with En Suite Shower Room/ wc and family Bathroom/ wc.

Externally to the front is shared access leading to a double width drive and integral garage. Open plan front garden and enclosed rear garden with paved patio area.

Viewing is highly recommended to appreciate the property fully.

Hemlington Grange Way, Middlesbrough, TS8 9FX

3 Bedroom - House - Detached

£225,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Hemlington Grange Way, Middlesbrough, TS8 9FX



GROUND FLOOR

Entrance Porch

Lounge

16'0 x 10'2 narrowing to 7'6 (4.88m x 3.10m narrowing to 2.29m)

Inner Hall

Cloakroom/ wc

4'10 x 2'10 (1.47m x 0.86m)

Kitchen/ Dining Room

18'10 x 7'8 (5.74m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1

14'2 x 9'8 (4.32m x 2.95m)

En Suite Shower Room/ wc

6'10 x 4'4 (2.08m x 1.32m)

Bedroom 2

11'2 x 8'8 (3.40m x 2.64m)

Bedroom 3

9'10 x 7'10 (3.00m x 2.39m)

Bathroom/ wc

8'8 x 5'6 (2.64m x 1.68m)

OUTSIDE

16'0 x 7'10 (4.88m x 2.39m)

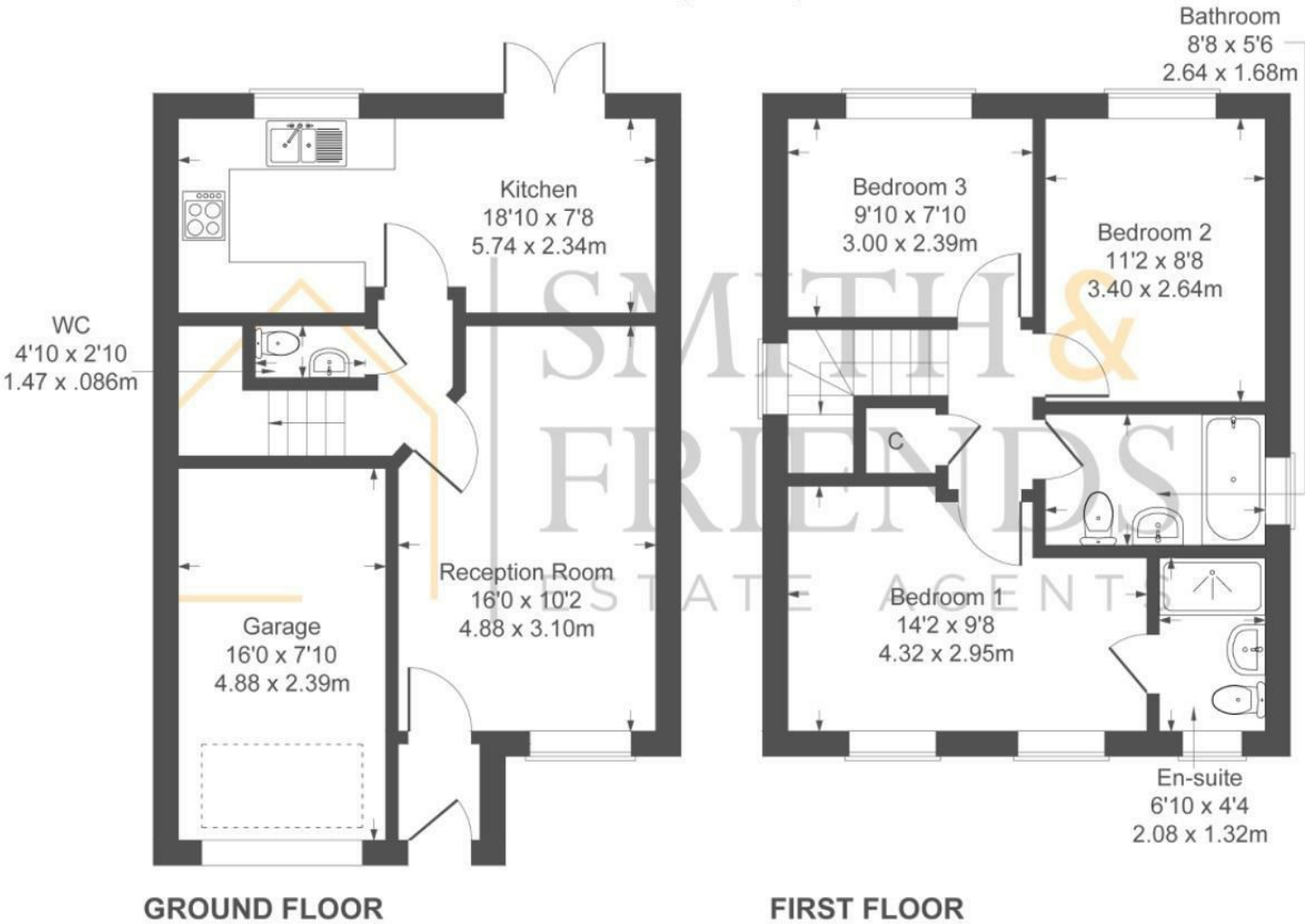


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Hemlington Grange Way

Approximate Gross Internal Area
961 sq ft - 82 sq m



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. We 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		94
(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

