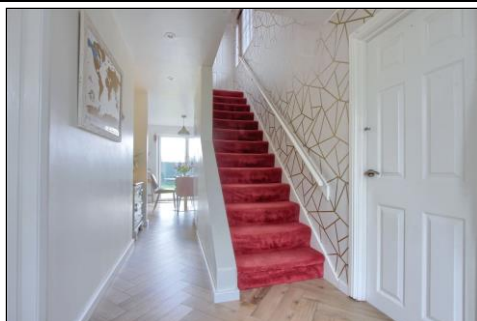


AVIEMORE ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9HZ



- ▲ A Three Bedroom Link-Detached Family Home Set Within this Popular Hemlington Residential Area
- ▲ Spacious Lounge with Feature Electric Stove Fire
- ▲ Refitted Kitchen/Diner/Family Room with Bi-Folding Doors to the South Facing Rear Garden, A Good Range of Fitted Units, Built-In High Level Oven & Hob, Integrated Fridge/Freezer, Washing Machine, Dishwasher & Wine Chiller
- ▲ Handy Utility Room & Ground Floor Cloakroom/WC

- ▲ Generous Family Bathroom with White Three Piece Suite including A Large Bath with Overhead Thermostat Shower
- ▲ Three Generous Bedrooms with The Master Having Fitted Wardrobes & Third Bedroom with Unique Mezzanine Creating All Important Additional Space
- ▲ Lawned Gardens to Front & Rear, Driveway & Converted Multi-Purpose Single Garage
- ▲ Gas Central Heating System & Double Glazing

£168,000

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GROUND FLOOR

HALLWAY

LOUNGE - 3.45m (11'4") reducing to 2.97m (9'9") x 4.5m (14'9")
reducing to 2.26m (7'5")

MULTI USE CONVERTED GARAGE SPACE - 2.54m x 3.5m (8'4" x
11'6")

KITCHEN DINER/FAMILY ROOM - 6.7m x 3.02m (22' x 9'11")

UTILITY AREA - 1.55m x 1.83m (5'1" x 6')

CLOAKROOM/WC - 1.55m x 0.84m (5'1" x 2'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.45m (11'4") reducing to 3.05m (10') x
3.58m (11'9") reducing to 0.81m (2'8")

BEDROOM TWO - 3.45m (11'4") reducing to 2.97m (9'9") x
3.3m (10'10") reducing to 0.81m (2'8")

BEDROOM THREE - 2.34m (7'8") reducing to 2m (6'7") x 2.62m
(8'7") reducing to 2.24m (7'4") Plus Mezzanine 2.62m (8'7") x
1.93m (6'4")

With additional mezzanine level.

BATHROOM - 2.34m x 1.63m (7'8" x 5'4")

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS & PARKING

To the front there is a lawned garden and driveway providing off road parking leading to the storage area to the front of the converted garage. To the rear there is a private enclosed southerly facing garden with spacious decking area and lawn.

STORAGE AREA - 2.54m (8'4") x 1.17m (3'10") approximately

AGENTS REF: - JF/LS/COU180383/26042023

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625



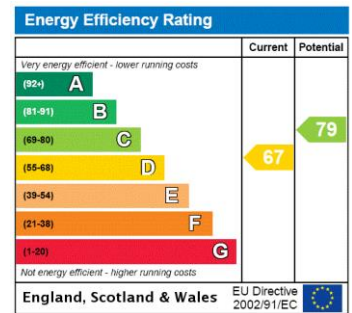
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
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