

# BURDON AVENUE, HEMLINGTON, MIDDLESBROUGH, TS8 9GS



- ▲ A Beautifully Presented Three Bedroom Detached House on a Delightful Corner Plot
- ▲ Located on this Modern Popular Development Built by Persimmon Homes
- ▲ Generous Enclosed Rear Garden
- ▲ Driveway to the Rear Leading to A Single Garage

- ▲ Open Plan Integrated Kitchen Diner & Separate Living Room
- ▲ Ground Floor WC
- ▲ Master Bedroom with Built-In Wardrobes & Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Early Viewing Advised

**£195,000**

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8 Burdon Avenue is a three bedroom detached house constructed by Persimmon Homes on this popular modern development. The property occupies a lovely corner plot with a generous enclosed rear garden with lawn and a decked area and there is a driveway and a single garage. Internally the accommodation briefly comprises an entrance hall, living room, cloakroom/WC, open plan integrated kitchen diner with modern units and a separate utility room with storage cupboard. To the first floor there are three generous size bedrooms, master with fitted wardrobes and an en-suite shower room and there is a separate modern family bathroom. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

**LOUNGE - 3.68m x 3.94m (12'1" x 12'11")**

**KITCHEN DINER - 5.5m x 2.82m (18'1" x 9'3")**

With a modern range of fitted wall and floor units, complementing work surfaces including a breakfast bar, inset one and a half bowl sink unit with drainer and mixer tap, integrated stainless steel electric oven, gas hob with extractor, fridge, freezer, and dishwasher. UPVC double glazed French doors open to the rear garden.

**UTILITY ROOM - 1.65m x 2.03m (5'5" x 6'8")**

With plumbing for washing machine and dryer, work surface, concealed central heating boiler, large storage cupboard and side external door.

**GROUND FLOOR**

**ENTRANCE HALL**

With staircase to the first floor and under stairs cupboard.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**FIRST FLOOR**

**LANDING**

With loft access and storage cupboard.

**BATHROOM**

Modern suite comprising bath with shower attachment, low level WC, pedestal wash hand basin, and part tiled walls.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**BEDROOM ONE - 3.94m (max) x 3.25m (12'11" (max) x 10'8")**  
With fitted wardrobes.

## **EN-SUITE SHOWER ROOM**

Modern suite comprising shower cubicle, low level WC, wash hand basin, and part tiled walls.

**BEDROOM TWO - 2.87m x 2.92m (9'5" x 9'7")**

**BEDROOM THREE - 2.87m x 2.82m (9'5" x 9'3")**

## **EXTERNALLY**

### **GARDENS & GARAGE**

Externally the property occupies a lovely corner plot within this modern development and features a front garden, driveway to the rear leading to a single garage and the enclosed rear garden is a generous size with lawn, decked area, and external lighting.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - DP/LS/NUN210619/29022024

**Council Tax Band:** D      **Tenure:** Freehold

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

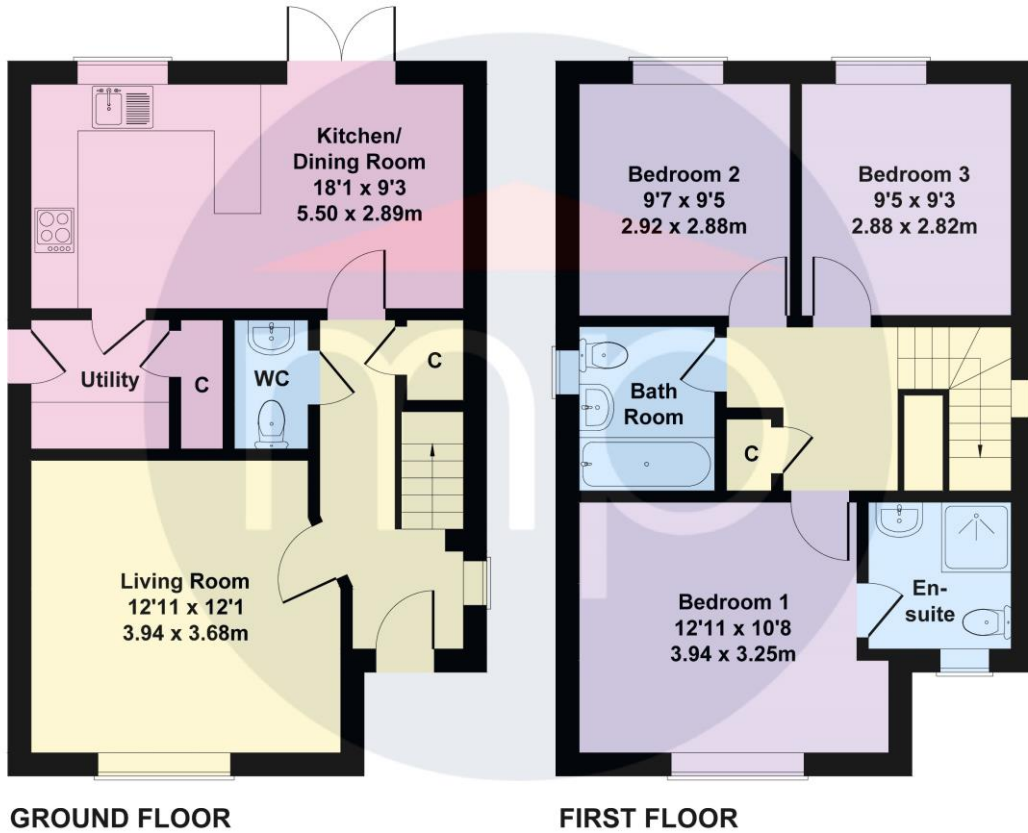


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### Burdon Avenue

Approximate Gross Internal Area  
990 sq ft - 92 sq m



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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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, Scotland & Wales		EU Directive 2002/91/EC	



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