

## EDDISON WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9ES



- ▲ An Ideal Investment Opportunity
- ▲ Three Bedroom Terraced House
- ▲ No Forward Chain
- ▲ Open Plan Kitchen Diner
- ▲ 17ft Living Room
- ▲ Ground Floor WC

- ▲ Three Good Size Bedrooms
- ▲ Family Bathroom
- ▲ Rear Garden
- ▲ Single Garage
- ▲ Easy Access to the A174, A19 & A66

**Offers Over £70,000**

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66 Eddison Way is a three-bedroom terraced house offered for sale with no forward chain and features a rear garden and single garage. Internally the accommodation briefly comprises a spacious entrance hall, cloakroom/WC, living room and separate kitchen diner. To the first floor there are three generous bedrooms and a family bathroom. Viewing is strictly by appointment through our Nunthorpe Office.

Mains Utilities  
 Gas Central Heating  
 Mains Sewerage  
 No Known Flooding Risk  
 No Known Legal Obligations  
 Standard Broadband & Mobile Signal  
 No Known Rights of Way

Tenure - Freehold

Council Tax Band A

**GROUND FLOOR**

**ENTRANCE HALL - 5.3m x 1.75m (17'5" x 5'9")**  
 With laminate flooring and staircase to the first floor.

**CLOAKROOM/WC - 1.68m x 0.79m (5'6" x 2'7")**

**LIVING ROOM - 5.3m x 3.15m (17'5" x 10'4")**  
 With laminate flooring.

**KITCHEN DINER - 4.42m x 2.84m (14'6" x 9'4")**  
 With a range of fitted wall and floor units and two large storage cupboards.

**FIRST FLOOR**

**LANDING** - With two storage cupboards, one housing the central heating boiler.

**BEDROOM ONE - 3.56m x 2.87m (11'8" x 9'5")**  
 With laminate flooring.

**BEDROOM TWO - 4.11m x 2.92m (13'6" x 9'7")**

**BEDROOM THREE - 3.25m x 2.34m (10'8" x 7'8")**

**BATHROOM - 2.03m x 1.7m (6'8" x 5'7")**

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

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**EXTERNALLY**

**REAR GARDEN & SINGLE GARAGE -**

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/NUN220722/16022024

**Council Tax Band:** A      **Tenure:** Freehold

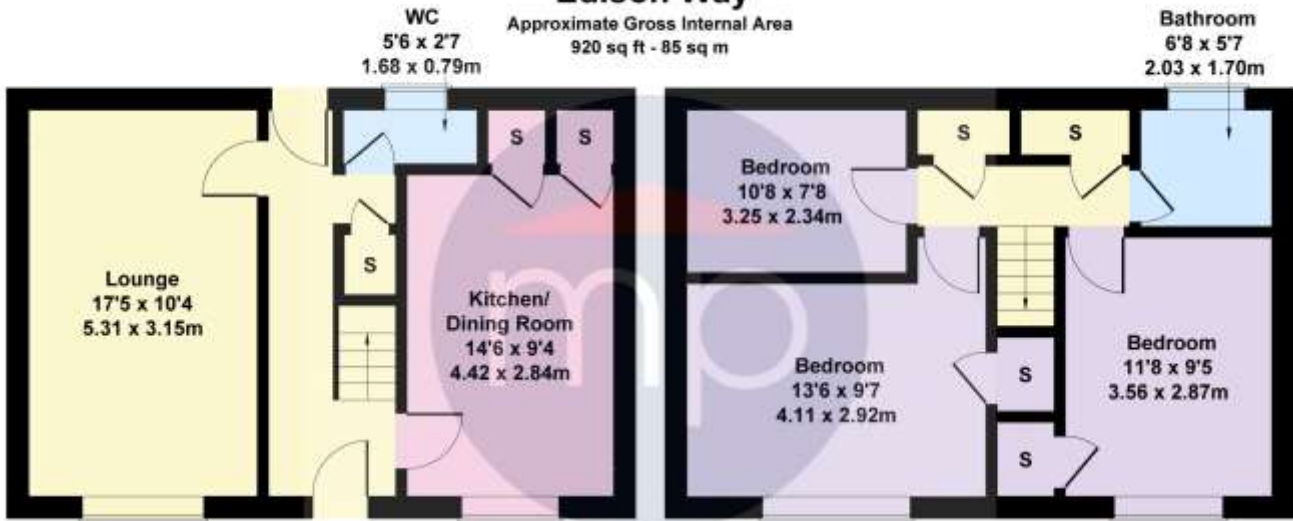
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### Edison Way

Approximate Gross Internal Area  
920 sq ft - 85 sq m

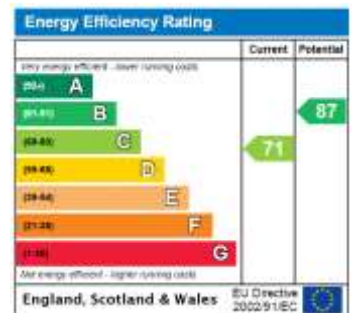


GROUND FLOOR

FIRST FLOOR

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.



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