

RAMBLERS WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9GD



- ▲ Superbly Appointed Showhouse Standard Property
- ▲ A Tasteful Example of What Can Be Done with A New Build Home
- ▲ Off Street Parking for Two Cars to The Front
- ▲ Stunning West Facing Rear Garden Laid with Mature Shrubs & Flowers Complimented by Block Edged Low Maintenance Lawn & Gravel Beds. Two Slate Paved Patios, Joined by Block Paved Pathway Leading to Matching Slate Paving Around Side & Front of Property Which Has Block Paved Path to Door
- ▲ The Front Garden Is Laid with Mature Shrubs & Flowers with Low Maintenance Gravel Beds
- ▲ Several Years Remaining on NHBC Warranty
- ▲ Private Outlook Over the Green Facing the Property
- ▲ Attractive Half Tiled Ground Floor Cloakroom With WC, Fitted Vanity Unit with Above Worktop Sink & Half Mirrored Wall
- ▲ Stylish Modern Kitchen & First Floor Fully Tiled Shower Room with Half Mirrored Wall
- ▲ Coved Ceilings Throughout
- ▲ Recessed Chrome Ceiling Spotlights to Cloakroom, Kitchen, Hall, Lounge, Landing & Shower Room
- ▲ Matching Italian Stone Floor Tiles Throughout the Ground Floor
- ▲ Flush Ceiling Light Fittings to Bedrooms
- ▲ Fitted Roller, And Night & Day Blinds, Fully Lined Curtains & Chrome Curtain Poles Throughout
- ▲ Matt Chrome Sockets & Light Switches Throughout

£175,000

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A beautiful three-bedroom semi-detached home presented to the highest standard which is perfect for first time buyers and young and older couples alike.

Features include a west facing rear garden, off street parking for up to two cars to the front, several years left on the NHBC warranty, and good schooling and shops within walking distance.

The property comprises entrance hall, half tiled ground floor cloakroom, kitchen, and large lounge.

On the first floor there are three bedrooms all with fitted wardrobes and a fully tiled shower room.

Externally there is off street parking to the front for two cars and a private west facing rear garden.

GROUND FLOOR

ENTRANCE HALL - Black composite entrance door, staircase to the first floor, radiator with covered cabinet, and tiled flooring.

WC - 1.9m x 0.91m (6'3" x 3')

With close coupled WC, vanity wash hand basin with mixer tap and chrome towel radiator and tiled flooring.

KITCHEN - 3.38m x 2.18m (11'1" x 7'2")

With light grey wall, white drawer, and floor units, woodgrain effect roll edge worktop, double electric oven, four ring gas hob with integrated extractor fan, integrated fridge freezer, dishwasher and dryer. Radiator with covered cabinet and tiled flooring.

LOUNGE - 4.34m (14'3") x 4.34m (14'3") reducing to 3.25m (10'8")

Radiator with covered cabinet, spacious under stairs cupboard, stylish fitted wall units with internal down lights and half glass half solid doors, patio door to the rear garden and tiled flooring.

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FIRST FLOOR

LANDING - With ladder access to part-boarded loft space with lighting.

BEDROOM ONE - 4.11m x 2.34m (13'6" x 7'8")

With fitted wardrobes, radiator, and carpet.

BEDROOM TWO - 2.34m x 2.95m (7'8" x 9'8")

With fitted wardrobes, radiator with covered cabinet and carpet.

BEDROOM THREE - 2.74m x 1.9m (9' x 6'3")

With fitted wardrobes, radiator, and carpet.

SHOWER ROOM - Modern white three-piece suite comprising close coupled WC, vanity wash hand basin with mixer tap, above worktop sink, walk-in shower, fully tiled walls, chrome towel radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN - To the front there is off street parking on the driveway and to the rear there is private westerly facing garden with shed.

GARDEN SHED - 2.74m x 1.83m (9' x 6')

With power and lighting.

AGENTS REF: - TM/LS/NUN230220/29022024

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

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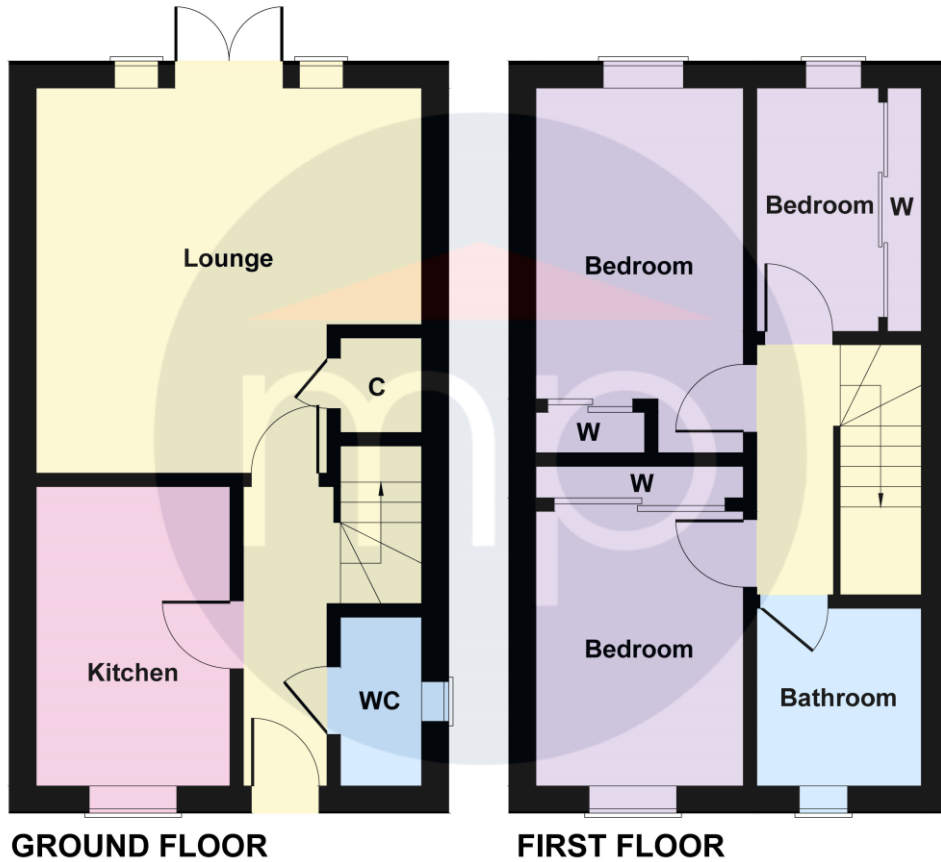
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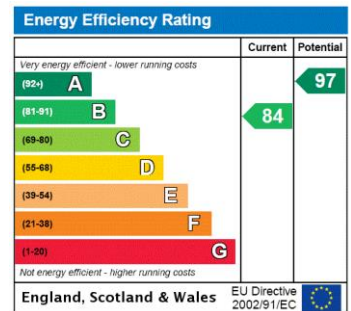


10 Ramblers Way



Not to Scale. Produced by The Plan Portal 2024
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