

RAMBLERS WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9GD



- ▲ No Chain
- ▲ A Modern Three Bedroom Semi Detached House
- ▲ Located on this Popular Development Built by Taylor Wimpey to the 'Gosford Design'
- ▲ Show Home Standard
- ▲ Modern Fitted Kitchen Diner to the Rear Elevation with Integrated Appliances & Access to the Rear Garden
- ▲ Separate Living Room
- ▲ Ground Floor WC
- ▲ Three Bedrooms, Master with Fitted Wardrobes & Modern En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Off Road Parking for Two Cars
- ▲ Easy Access to the Parkway Shopping Centre, Local Schools & the A174, A19 & A66
- ▲ Landscaped Rear Garden

£175,000

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7 Ramblers Way is a beautifully presented three bedroom semi detached house built by Taylor Wimpey to the 'Gosford Design' and occupies a lovely plot with off road parking for two cars and an enclosed landscaped garden to the rear. Internally the accommodation briefly comprises an entrance hall, living room, open plan kitchen diner with integrated appliances and French doors open to the rear garden, larger storage cupboard and ground floor WC. To the first floor there are three bedrooms, master with built-in wardrobes and a modern 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.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LIVING ROOM - 4.27m x 3.66m (14' x 12')

CLOAKROOM/WC

With low level WC, wash hand basin, part tiled walls and large storage cupboard.

KITCHEN DINER - 4.72m x 2.87m (15'6" x 9'5")

With a modern range of fitted wall and floor units, complementing oak work surfaces, integrated appliances include a fridge freezer, dishwasher, washing machine, electric oven, microwave, and induction hob with extractor over. Spotlighting and French doors open to the rear garden.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 3.45m x 3.05m (11'4" x 10')

With built-in wardrobes.

EN-SUITE SHOWER ROOM

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

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95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM TWO - 3.28m x 2.62m (10'9" x 8'7")

BEDROOM THREE - 3.56m x 2.03m (11'8" x 6'8")

BATHROOM

Modern suite comprising bath with shower over and screen, low level WC, floating wash hand basin, and part tiled walls.

EXTERNALLY

PARKING & GARDEN

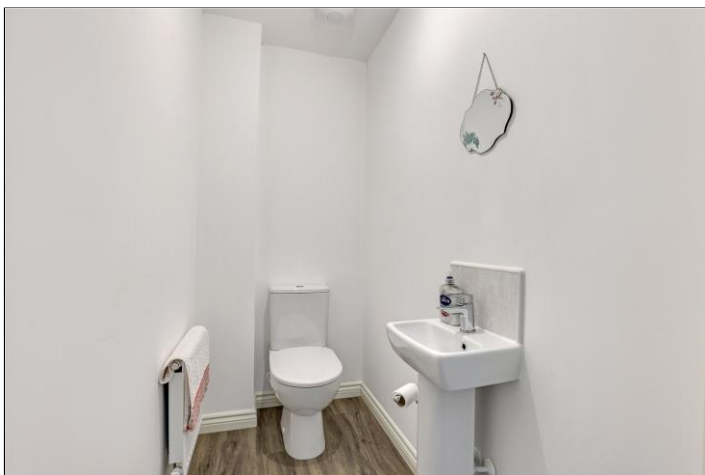
Externally there are two parking spaces to the front elevation and access to the side leads to the enclosed landscaped rear garden with lawn, planted borders, timber shed and patio.

AGENTS REF: - DP/LS/NUN230538/29022024

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

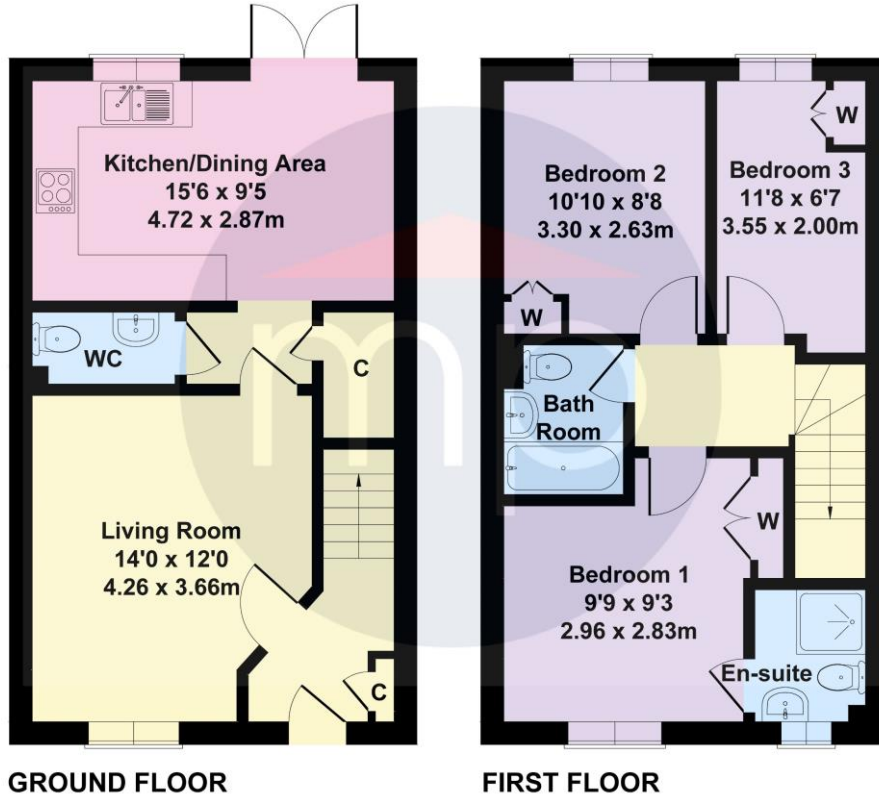


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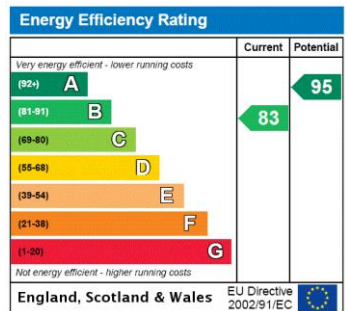
Ramblers Way

Approximate Gross Internal Area
850 sq ft - 79 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.



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