

RAVENSGILL ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9FZ



- ▲ Reduced Priced for a Quick Sale
- ▲ An Impressive Three Bedroom Semi-Detached House Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ Constructed By Taylor Wimpey to the 'Gosford' Design & Situated Within this Popular Modern Development
- ▲ Sensibly Priced for A Quick Sale & Well Worth Early Internal Viewing
- ▲ Attractively Presented Lounge & Kitchen/Diner with French Doors Opening Out to The Pleasant Rear Garden
- ▲ Upgraded Kitchen with Built-In Oven & Hob, Microwave, Integrated Fridge/Freezer, Dishwasher & Washing Machine
- ▲ Three Bedrooms with The Master Having Fitted Wardrobes & A Delightful En-Suite Shower Room
- ▲ Family Bathroom with White Suite & Ground Floor Cloakroom/ WC
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing
- ▲ Gardens To Front & Rear & Driveway to the Front with Parking for Two Vehicles

£167,000

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Sensibly priced for a quick sale and well worth early internal viewing, an impressive three bedroom semi-detached house offered for sale with the benefit of no onward chain, constructed by Taylor Wimpey to the 'Gosford' design and situated within this popular modern development.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 4.27m x 3.7m (14' x 12'2")

INNER LOBBY

With under stairs cupboard and opening to the Kitchen/Diner.

CLOAKROOM/WC - 1.85m x 1.04m (6'1" x 3'5")

KITCHEN/DINER - 4.75m x 2.87m (15'7" x 9'5")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.4m (11'2") reducing to 2.87m (9'5") x 2.97m (9'9")

Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.75m x 1.7m (5'9" x 5'7")

BEDROOM TWO - 3.3m x 2.64m (10'10" x 8'8")

BEDROOM THREE - 3.53m x 2.03m (11'7" x 6'8")

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

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

EXTERNALLY

GARDENS & PARKING

Low maintenance area to the front of the property with a driveway providing parking for two vehicles. The rear garden is enclosed and mainly laid to lawn with a fenced boundary, decked area and garden shed.

AGENTS REF: - DC/LS/NUN230823/25102023

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	83	
(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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