

## WOLSELEY WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9GP



- ▲ A Spacious & Well Presented Three Bedroom Three Storey Semi Detached House
- ▲ Built by Taylor Wimpey on the Ever-Popular Elderwood Park Development
- ▲ 17ft Modern Open Plan Fitted Kitchen Diner with a Range of Fitted Units & Integrated Appliances
- ▲ Ground Floor WC

- ▲ Living Room
- ▲ Two First Floor Bedrooms & Modern Family Bathroom
- ▲ 22ft Master Bedroom on the Second Floor with Vaulted Ceiling & En-Suite Shower Room
- ▲ Driveway Parking & Enclosed Rear Garden
- ▲ No Forward Chain
- ▲ Early Viewing Advised

**£190,000**

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5 Wolseley Way is a generous and well-presented three-bedroom, three storey semi-detached house built by Taylor Wimpey on the ever popular Elderwood Park Development and occupies a lovely plot with an open plan garden to the front, driveway to the side and an enclosed lawned garden to the rear. Internally the accommodation briefly comprises an entrance hall, open plan kitchen diner with a modern range of fitted units, ground floor WC and living room to the rear with French doors opening to the rear garden. To the first floor there are two bedrooms and a family bathroom and to the second floor there is a 22ft master suite with vaulted ceiling and en-suite shower room. No forward chain.

**GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor.

**KITCHEN - 5.2m x 3.2m (17'1" x 10'6")**

With a modern range of grey fronted wall and floor units with complementing work surfaces, oven and electric hob, integrated fridge, freezer and dishwasher, spotlighting, tiled floor and large under stairs storage cupboard.

**WC - 1.57m x 0.97m (5'2" x 3'2")**

With low level WC, wash hand basin and tiled floor.

**LIVING ROOM - 4.24m x 3.45m (13'11" x 11'4")**

With French doors to the rear garden.

**FIRST FLOOR**

**BEDROOM TWO - 4.24m x 3.5m (13'11" x 11'6")**

**BEDROOM THREE - 3.28m x 2.16m (10'9" x 7'1")**

**BATHROOM - 2.16m x 1.85m (7'1" x 6'1")**

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

**SECOND FLOOR**

**MASTER BEDROOM - 6.86m x 4.3m (22'6" x 14'1")**

With vaulted ceiling and bay to the front.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**EN-SUITE SHOWER ROOM - 2.64m x 1.42m (8'8" x 4'8")**

White suite comprising shower cubicle, low level WC, and pedestal wash hand basin.

**EXTERNALLY**

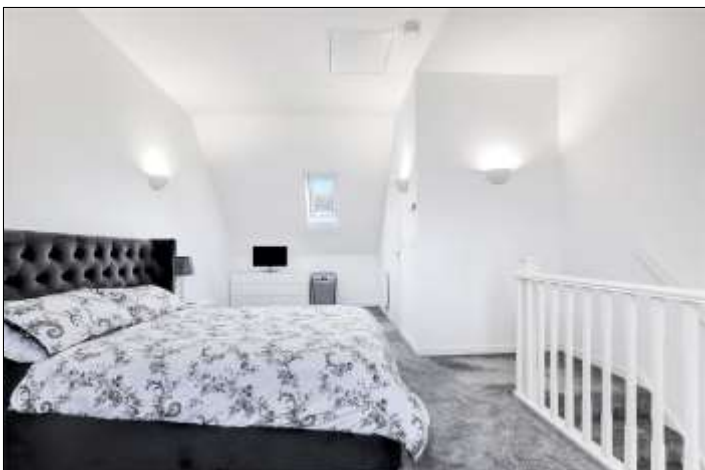
**GARDENS & PARKING** - Externally there is an open plan garden to the front elevation, driveway to the side and an enclosed rear garden laid to lawn with patio area and timber shed.

**AGENTS REF:** - DP/LS/NUN230830/10112023

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

**TO VIEW:** Contact our Nunthorpe office on

Tel: 01642 955625



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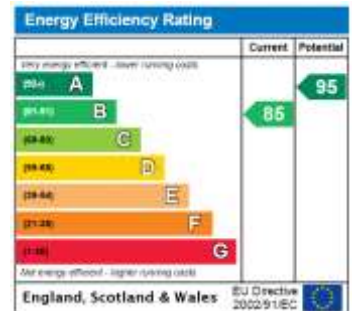
## Wolseley way

Approximate Gross Internal Area  
1108 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2023  
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