

# ENDERBY GARDENS, HEMLINGTON, MIDDLESBROUGH, TS8 9ET



- ▲ A Three Bedroom Double Fronted Terraced House
- ▲ Offering Easy Access to the A174, A19 & A66
- ▲ Ideal for First Time Buyer or Investor
- ▲ Well Presented Accommodation Throughout

- ▲ 14ft Fitted Kitchen
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedrooms
- ▲ Modern Family Bathroom
- ▲ Well Maintained Front Garden
- ▲ No Forward Chain

**Offers Over £85,000**

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A well-presented and spacious double fronted terraced house offering easy access to the A174, A19 and A66. The property features a well maintained and spacious garden to the front elevation and internally briefly comprises a spacious living room, ground floor WC, and a 14ft smart fitted kitchen. To the first floor there are three generous size bedrooms, a modern bathroom and landing with ample storage space. Please call our Nunthorpe Office to arrange your viewing today.

**GROUND FLOOR**

**ENTRANCE HALL** - With staircase to the first floor and large archway opening to the living room.

**LIVING ROOM - 5.38m x 3.15m (17'8" x 10'4")**  
With feature fire surround with inset fire.

**GROUND FLOOR WC** - With low level WC and wash hand basin.

**KITCHEN - 4.47m x 2.84m (14'8" x 9'4")**

With a range of fitted wall and floor units, electric oven, and gas hob, plumbing for washing machine and dryer, tiled floor, tiled splashbacks, French doors to the front elevation and two storage cupboards.

**FIRST FLOOR**

**BEDROOM ONE - 2.95m x 4.11m (9'8" x 13'6")**

With laminate flooring.

**BEDROOM TWO - 2.9m x 3.7m (9'6" x 12'2")**

With laminate flooring and large storage cupboard.

**BEDROOM THREE - 2.34m x 3.23m (7'8" x 10'7")**

With laminate flooring.

**BATHROOM - 1.63m x 1.98m (5'4" x 6'6")**

White suite comprising bath with shower over and screen, low level WC, wash hand basin, tiled walls, and floor.

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

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

**EXTERNALLY**

**GARDEN** - Externally to the front there is a generous size and well-maintained garden with turf, well stocked borders, patio, and brick outhouse.

**AGENTS REF:** - DP/LS/NUN230898/22032024

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

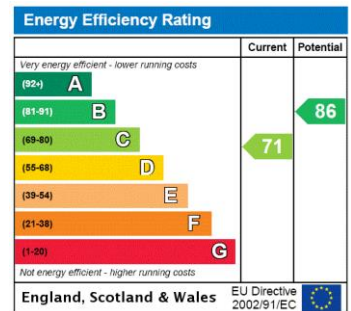
**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**





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