

## AVIEMORE ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9HZ



- ▲ A Well Presented Three Bedroom Semi Detached House
- ▲ Popular Location Offering Easy Access to the A174, A19 & A66
- ▲ 24ft Lounge Diner & 14ft Plus Kitchen
- ▲ Three Generous Size Bedrooms
- ▲ Modern Bathroom
- ▲ Private Rear Garden
- ▲ Block Paved Driveway to 22ft Garage
- ▲ No Forward Chain

**£145,000**

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75 Aviemore Road is a three-bedroom semi-detached house located within a popular area of Hemlington offering easy access to the A174, A19 and A66 and occupying a lovely plot with a block paved driveway leading to a 22ft garage and a private rear garden. Internally the accommodation briefly comprises an entrance hall, open plan lounge diner, and extended fitted kitchen with French doors to the rear elevation. To the first floor there are three bedrooms and a modern bathroom. Offered for sale with no forward chain.

#### GROUND FLOOR

**ENTRANCE HALL** - With staircase to the first floor, laminate flooring, door to the garage and door to the lounge diner.

**OPEN PLAN LOUNGE DINER** - 7.42m x 3.5m (24'4" x 11'6")  
With laminate flooring, attractive fire surround with inset fire and patio door to the rear elevation.

**KITCHEN** - 4.5m x 2.54m (14'9" x 8'4")  
With a range of fitted wall and floor units, complementary work surfaces, double oven, gas hob with extractor over, French doors to the rear garden.

#### FIRST FLOOR

**BEDROOM ONE** - 3.68m x 3.56m (12'1" x 11'8")

**BEDROOM TWO** - 3.86m x 3.68m (12'8" x 12'1")

**BEDROOM THREE** - 2.62m x 2.34m (8'7" x 7'8")  
With built-in storage.

**BATHROOM** - 2.74m x 2.16m (9' x 7'1")

Modern white suite comprising bath with shower over and screen, vanity wash hand basin, low level WC, fully tiled walls and floor and spotlighting.

#### EXTERNALLY

**GARAGE** - 6.7m x 2.51m (22' x 8'3")

Externally a block paved driveway to the front elevation leads to a 22ft garage with internal door to the property and external door to the rear elevation.

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

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**GARDEN** - To the rear there is a private enclosed garden laid to lawn with patio area.

**AGENTS REF:** - DP/LS/NUN230967/19012024

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

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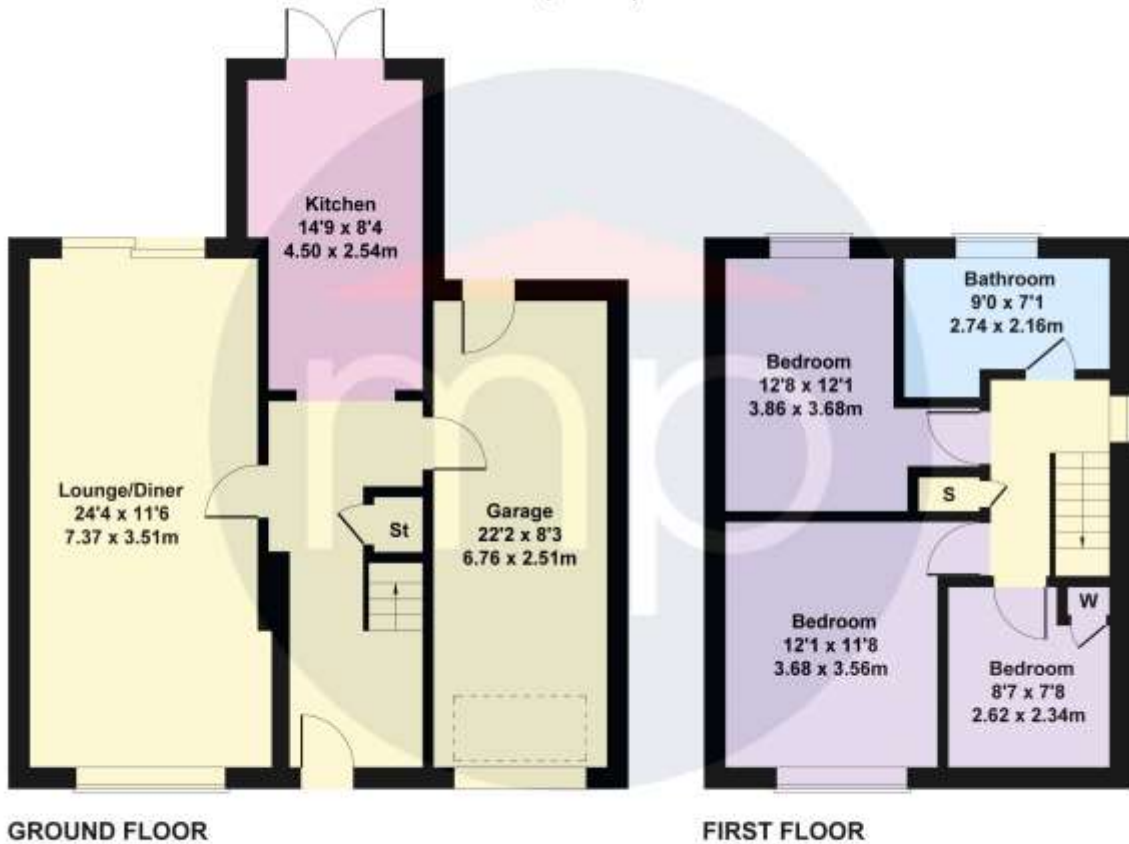


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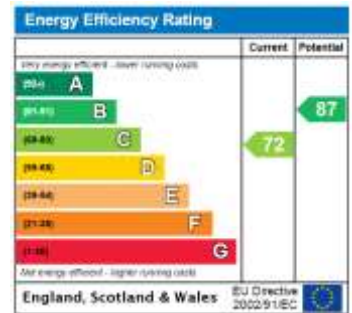
**Aviemore Road**

Approximate Gross Internal Area  
1157 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024  
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