

# FARTHINGALE WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9RW



- ▲ A Three Bedroom Semi Detached House
- ▲ Offered For Sale with No Forward Chain
- ▲ Cul-De-Sac Setting
- ▲ Offering Easy Access to the A174, A19 & A66
- ▲ Kitchen Diner
- ▲ Generous Size Rear Garden
- ▲ Off Road Parking for Approximately Two/Three Cars

**Offers Over £125,000**

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20 Farthingale Way is a three bedroom semi-detached house located within a cul-de-sac and offering easy access to the A174, A19 and A66. The property occupies a lovely plot with an open plan front garden, driveway providing parking for approximately two/three cars and a generous size rear garden. Internally the accommodation briefly comprises an entrance hall, living room, and kitchen diner with patio door to the spacious garden. To the first floor there are three bedrooms and a family bathroom.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With staircase to the first floor.

#### **LOUNGE - 4.75m x 3.56m (15'7" x 11'8")**

Fire surround with electric fire, large under stairs storage cupboard and access to the kitchen diner.

#### **KITCHEN DINER - 4.6m x 2.62m (15'1" x 8'7")**

With a range of fitted wall and floor units, complementing work surfaces, electric oven and gas hob with extractor over, wall mounted boiler, tiled splashbacks and patio door to the generous size rear garden.

### **FIRST FLOOR**

#### **BEDROOM ONE - 4.17m x 2.46m (13'8" x 8'1")**

#### **BEDROOM TWO - 3.15m x 2.46m (10'4" x 8'1")**

#### **BEDROOM THREE - 2m x 2.84m (6'7" x 9'4")**

With built-in storage.

#### **BATHROOM - 1.98m x 1.85m (6'6" x 6'1")**

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

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**EXTERNALLY**

**GARDENS & PARKING** - Externally there is an open plan front garden and a driveway to the side providing parking for approximately two/three cars. Gated access leads to a generous size rear garden laid to lawn with two decked areas.

**AGENTS REF:** - DP/LS/NUN240059/16012024

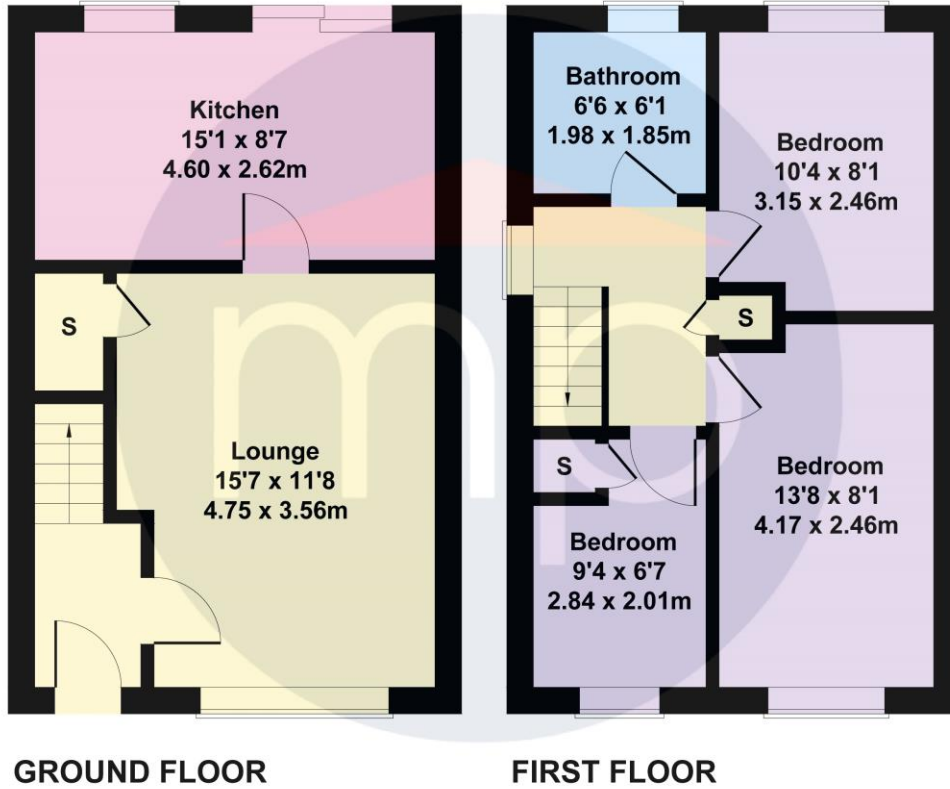
**Council Tax Band:** B    **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on  
Tel: 01642 955625



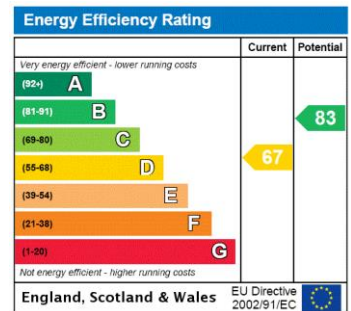
### Farthingale Way

Approximate Gross Internal Area  
744 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

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