

# SIMON HUNTER WAY, LONGLANDS, MIDDLESBROUGH, TS4 2GX



- ▲ A Really Well Turned Out Four Bedroom Detached Home
- ▲ No Expense Spared
- ▲ Southeast Facing Rear Garden
- ▲ Gas Central Heating with a Combi Boiler

- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Driveway with Parking for Two Cars & Garage
- ▲ Large Rear Garden with Scope for Extending
- ▲ Handy Utility Room & WC on the Ground Floor

**£225,000**

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This four bedroom detached home has a large sunny southeast facing rear garden, master bedroom with en-suite, off street parking for two cars, single garage and utility room.

Location wise it's spot on with good links to the A66 as well as an abundance of shops within a five minute walk.

Notable features include utility room, ground floor WC, large rear garden with potential to extend, off street parking as well as a garage and master bedroom with en-suite.

The property comprises entrance hall, through lounge, kitchen/diner, utility room and ground floor WC. On the first floor there are four bedrooms (master bedroom has an en-suite) and a bathroom with a three-piece suite. Externally there's a driveway with parking for two cars to the front and the rear garden which is large and has potential for extending.

#### **GROUND FLOOR**

**ENTRANCE HALL** - White composite entrance door, staircase to the first floor and tiled flooring.

**WC** - Comprising close coupled WC, pedestal wash hand basin, radiator, extractor fan and tiled flooring.

#### **LOUNGE - 5.2m x 3.1m (17'1" x 10'2")**

With radiator and UPVC French doors open to the rear garden.

#### **KITCHEN DINER - 5.2m x 2.9m (17'1" x 9'6")**

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles and integrated extractor fan, stainless steel sink with mixer tap, space for fridge freezer, radiator and tiled flooring.

#### **UTILITY ROOM - 1.5m x 1.9m (4'11" x 6'3")**

With white high gloss floor unit, roll edge worktop, stainless steel sink, space for washing machine, radiator and composite door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With loft access and radiator.

**TO VIEW:** Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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## **BEDROOM ONE - 5.2m x 3.1m (17'1" x 10'2")**

With radiator.

**EN-SUITE** - Comprising close coupled WC, pedestal wash hand basin, shower cubicle and radiator.

## **BEDROOM TWO - 3.5m x 2.6m (11'6" x 8'6")**

With radiator.

## **BEDROOM THREE - 3.0m x 2.4m (9'10" x 7'10")**

With radiator.

## **BEDROOM FOUR - 2.5m x 2.7m (8'2" x 8'10")**

With radiator and woodgrain effect laminate flooring.

## **BATHROOM - 2m x 1.5m (6'7" x 4'11")**

Comprising close coupled WC, pedestal wash hand basin, bath with overhead shower, tiled walls and floor, extractor fan and chrome towel radiator.

## **EXTERNALLY**

**PARKING, GARAGE & GARDENS** - To the front there is off street parking for a couple of cars leading to the garage and an open plan lawned garden. To the rear there is a large southeast facing garden with lawn, patio and access to the garage.

**AGENTS REF:** - TM/LS/MID250195/15042025

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

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

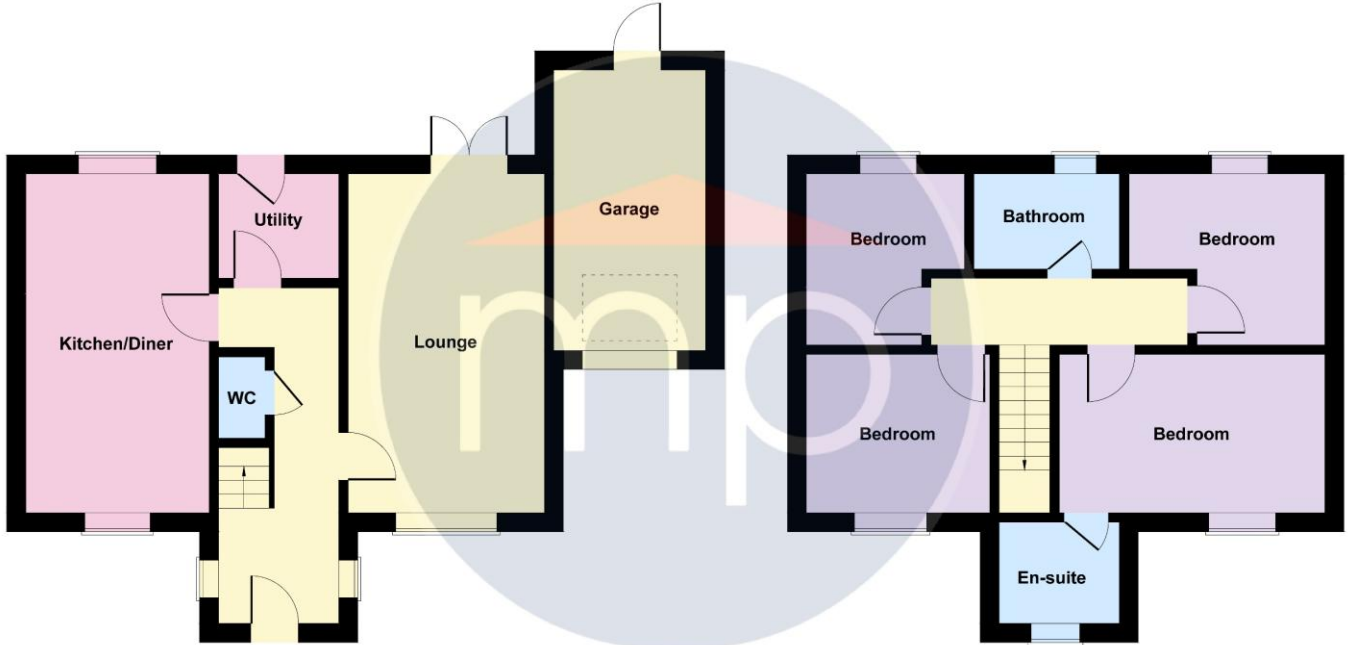
Tel: **01642 254222**



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**1 Simon Hunter Way**

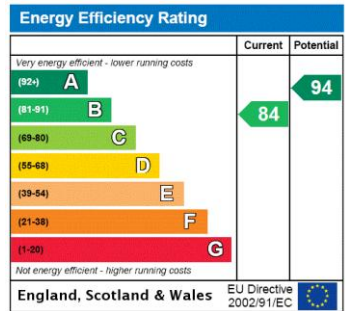


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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