

## CARSON PLACE, HEMLINGTON, MIDDLESBROUGH, TS8 9RL

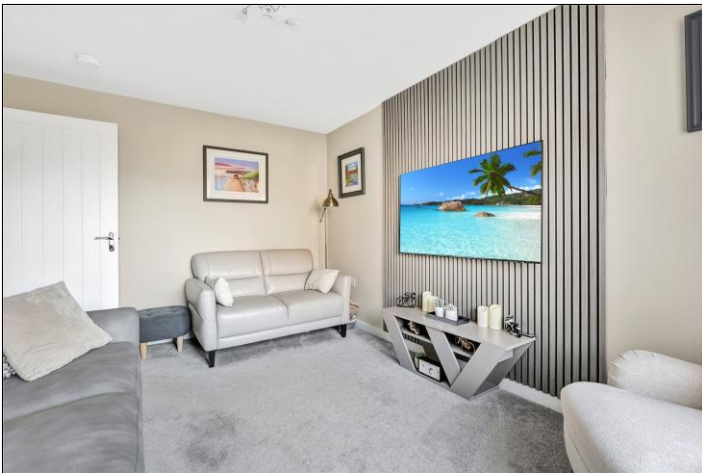


- ▲ Show Home Standard
- ▲ A Beautifully Presented Four Bedroom Detached Residence
- ▲ Built by Persimmon Homes on This Popular Modern Development
- ▲ Four Double Bedrooms, Master with Built-In Wardrobes & Modern En-Suite Shower Room
- ▲ Living Room with Acoustic Panelling
- ▲ Spacious Entrance Hall
- ▲ Open Plan Kitchen Diner with a Modern Range of Units & Integrated Appliances
- ▲ Separate Utility Room & Ground Floor WC
- ▲ Landscaped Rear Garden
- ▲ 18ft Garage
- ▲ Early Viewing Advised

**Offers Over £240,000**

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Presented to a show home standard! This spacious four bedroom detached house built by Persimmon homes is in move in condition and features a modern open plan kitchen diner, separate utility, ground floor WC, four double bedrooms, modern en-suite shower room, 18ft integral garage and a landscaped rear garden.

#### **GROUND FLOOR**

**ENTRANCE HALL** - A spacious entrance hall with large storage cupboard and staircase to the first floor.

**LOUNGE** - 4.06m x 3m (13'4" x 9'10")  
With feature acoustic panelling.

**KITCHEN DINER** - 5.6m x 2.54m (18'4" x 8'4")  
With a modern range of fitted wall and floor units, complementing work surfaces, electric oven, electric hob, integrated dishwasher and French doors open to the landscaped rear garden.

**UTILITY ROOM** - With fitted wall and floor units, wall mounted Ideal boiler, plumbing for washing machine and rear external door.

**GROUND FLOOR WC** - With part tiled walls, low level WC and wash hand basin.

#### **FIRST FLOOR**

**SPACIOUS LANDING** - With storage cupboard.

**BEDROOM ONE** - 4.88m x 3.3m (16' x 10'10")  
With built-in wardrobe.

**EN-SUITE SHOWER ROOM** - Modern suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

**BEDROOM TWO** - 3.63m x 2.74m (11'11" x 9')

**BEDROOM THREE** - 2.95m x 2.8m (9'8" x 9'2")

**BEDROOM FOUR** - 2.67m x 2.62m (8'9" x 8'7")

**FAMILY BATHROOM** - Modern white suite comprising bath, low level WC, wash hand basin and part tiled walls.

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## **EXTERNALLY**

**PARKING, GARAGE & GARDEN** - Externally there is a driveway to the front elevation leading to an 18ft integral garage and to the rear there is a lovely, well-maintained landscaped garden with extended patio and lawn.

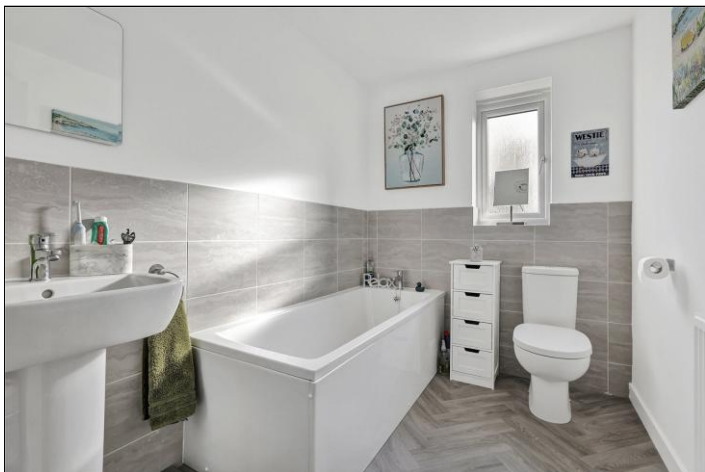
**AGENTS REF:** - DP/LS/MID250510/19022026

**Council Tax Band:** D      **Tenure:** Freehold

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



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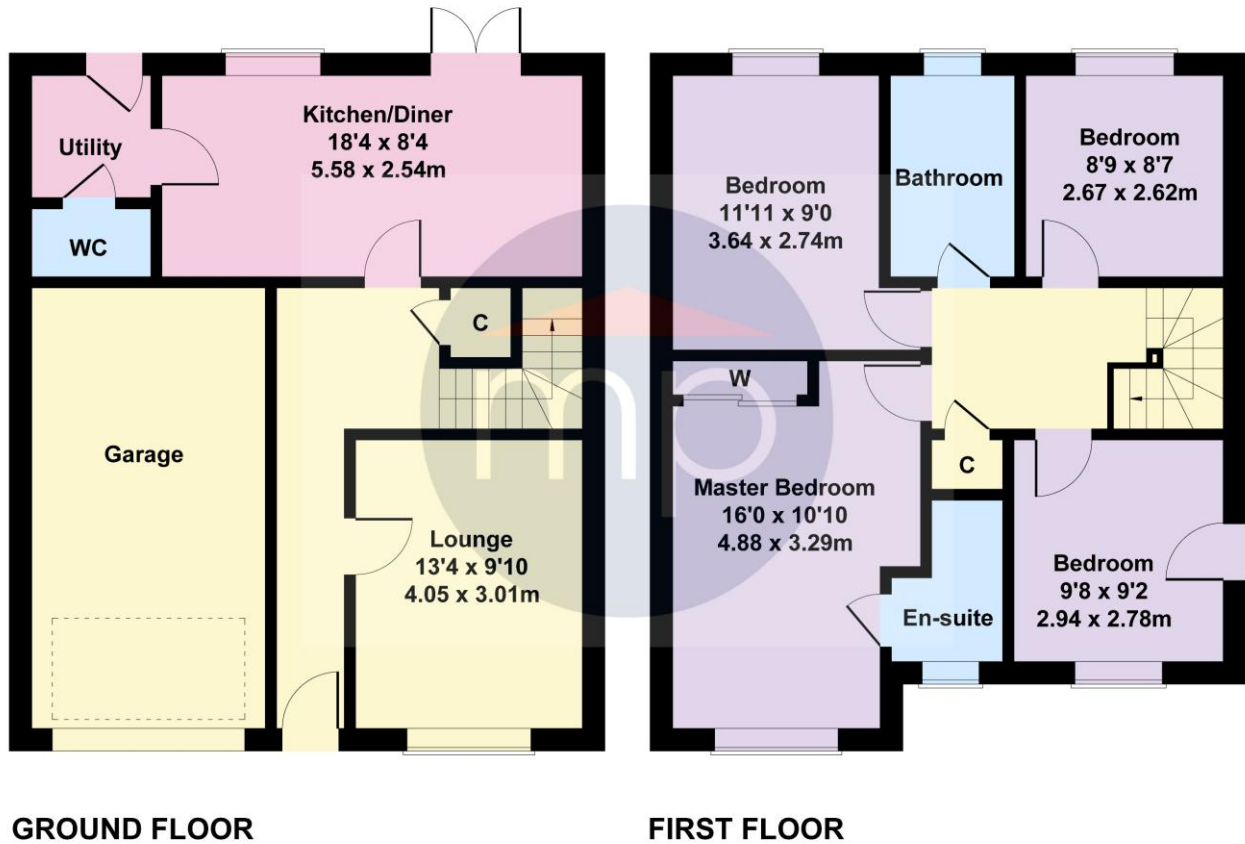
A photograph of the exterior of a Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The storefront features large glass windows displaying various property listings and brochures. The interior is brightly lit, and the overall scene is illuminated by the blue neon light and the warm interior lights.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

## Carson Place

Approximate Gross Internal Area  
1324 sq ft - 123 sq m



Not to Scale. Produced by The Plan Portal 2026  
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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