

RAVENSGILL ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9FZ



- ▲ A Modern Four Bedroom Detached Residence Built by Taylor Wimpey
- ▲ Located Within a Popular Area of Hemlington
- ▲ Easy Access to the A174, A19 & A66
- ▲ Modern Open Plan Kitchen/Dining/Family Room & Separate Utility Room

- ▲ Separate Living Room
- ▲ Master Bedroom with Built-In Wardrobes & Modern En-Suite Shower Room
- ▲ Driveway Offering Parking for Approximately three to Four Cars with EV Charger
- ▲ Single Garage

Offers Over £280,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A beautifully presented and modern four bedroom detached home built by Taylor Wimpey on this popular development in Hemlington offering easy access to the A174, A19 and A66. Features include a stunning open plan kitchen/dining/family room, separate living room, separate utility, master bedroom with built-in wardrobes and modern en-suite shower room, driveway parking for three to four cars with EV charger and a single garage.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

GROUND FLOOR WC

With low level WC and wash hand basin.

LIVING ROOM - 4.79m x 3.19m (15'9" x 10'6")

With bay window to the front elevation with wooden shutters and glazed French doors to the kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM - 2.97m x 7.90m (9'9" x 25'11")

With a modern range of shaker design fitted wall and floor units, electric oven and grill, integrated fridge and freezer, plumbing for dishwasher and washing machine, tiled splashbacks, spotlighting and French doors open to the rear garden.

UTILITY ROOM - 2.52m x 2.43m (8'3" x 8')

Part of converted garage with modern work surface and wall units, power and water supply, space for fridge and cupboard housing Ideal central heating boiler.

FIRST FLOOR

LANDING

With storage cupboard.

MASTER BEDROOM - 4.29m x 3.03m (14'1" x 9'11")

With fitted wardrobes.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



RAVENSGILL ROAD, TS8 9FZ

EN-SUITE SHOWER ROOM - 1.57m x 2.39m (5'2" x 7'10")

Comprising shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail and spotlighting.

BEDROOM TWO - 3.01m x 3.53m (9'11" x 11'7")

BEDROOM THREE - 3.28m x 3.53m (10'9" x 11'7")

BEDROOM FOUR - 2.61m x 2.52m (8'7" x 8'3")

FAMILY BATHROOM - 2.80m x 2.50m (9'2" x 8'2")

Modern white suite comprising bath with shower over and screen, floating wash hand basin, low level WC, heated towel rail, part tiled walls, spotlighting and airing cupboard housing the water tank.

EXTERNALLY

Externally to the front there is a driveway offering parking for approximately three cars leading to a single garage and there is an EV charging point. To the rear there is a generous size garden with extended patio area, lawn and timber shed.

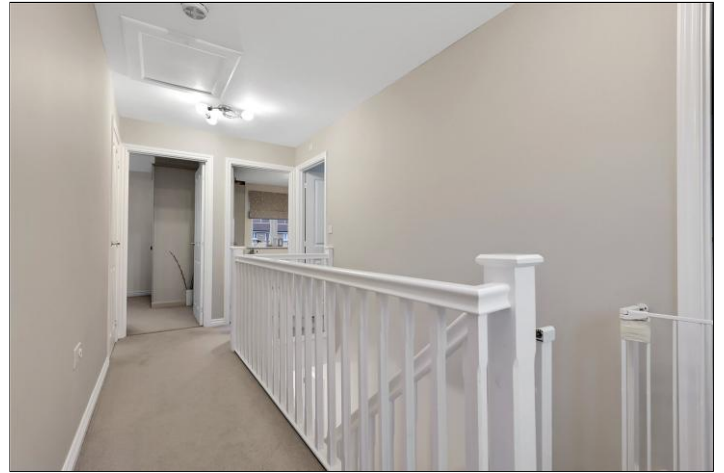
AGENTS REF: - DP/LS/NUN220544/05022026

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

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

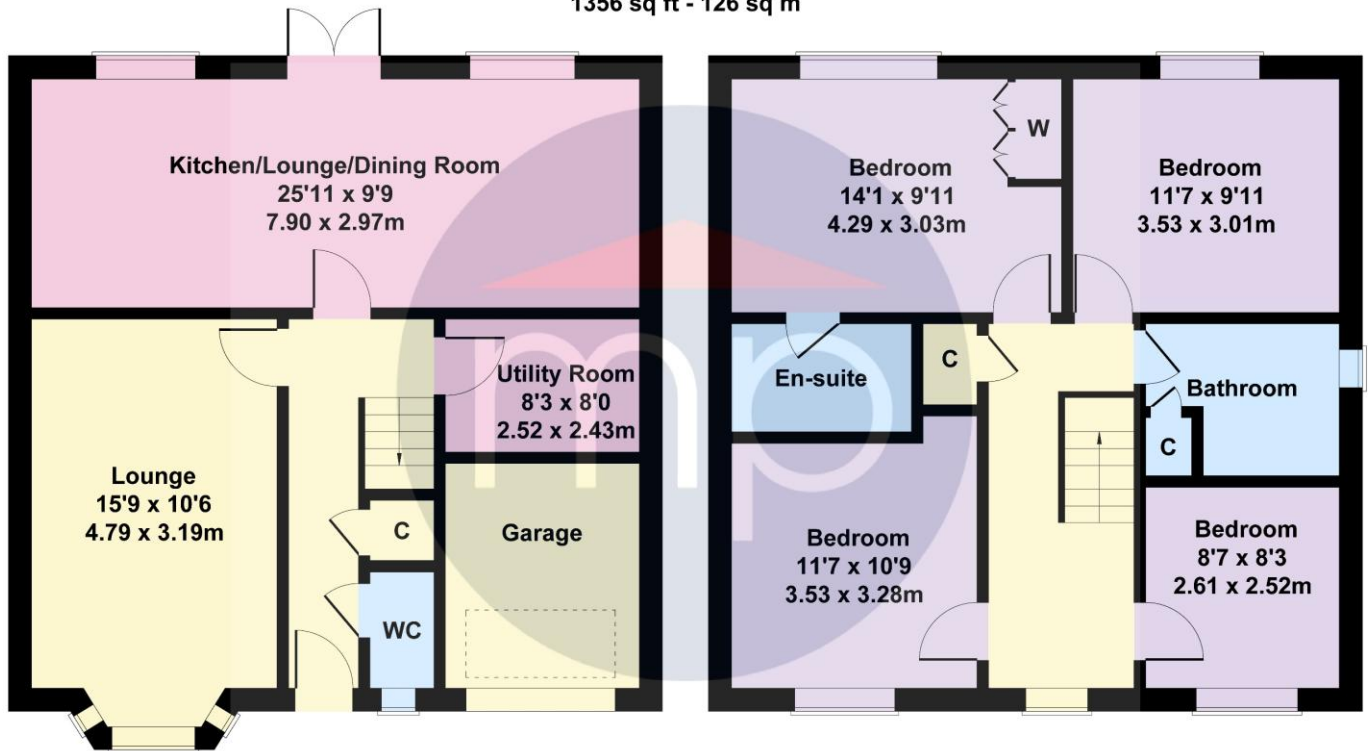


RAVENSGILL ROAD, TS8 9FZ



Ravensgill Road

Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS