

PIRBRIGHT GROVE, HEMLINGTON, MIDDLESBROUGH, TS8 9PB



- ▲ No Chain
- ▲ A Spacious & Well Presented Three Bedroom Semi Detached House
- ▲ Cul-De-Sac Setting
- ▲ Easy Access to the A174, A19 & A66
- ▲ 24ft Extended Kitchen Dining Area
- ▲ Separate Living Room with French Doors
- ▲ Modern Shower Room
- ▲ Private Landscaped Rear Garden
- ▲ Double Width Block Paved Driveway to Single Garage
- ▲ Early Viewing Advised

£170,000

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** No Chain **

A spacious and extended semi-detached house located within a quiet cul-de-sac in this popular area of Hemlington offering easy access to the A174, A19 and A66. Features include a 24ft open plan kitchen dining room, separate living room with French doors, modern shower room and double width block paved driveway to single garage. Please call our Nunthorpe Office to arrange your viewing appointment at your earliest convenience.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 3.84m x 3.89m (12'7" x 12'9")

With laminate flooring.

KITCHEN DINER - 7.32m x 3.07m (24' x 10'1")

With a range of smart shaker design fitted wall and floor units, breakfast bar, electric oven, hob with extractor over, integrated fridge and freezer, dishwasher and washing machine. Spot lighting, French doors to the rear garden and internal door to the garage.

FIRST FLOOR

BEDROOM ONE - 2.82m x 3.58m (9'3" x 11'9")

BEDROOM TWO - 2.82m x 2.46m (9'3" x 8'1")

BEDROOM THREE - 1.96m x 2.7m (6'5" x 8'10")

SHOWER ROOM

Modern suite comprising vanity style wash hand basin, low level WC, shower cubicle and tiled walls.

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

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EXTERNALLY

PARKING, GARAGE & GARDEN

Externally to the front there is a block paved driveway leading to the single garage and to the rear there is a generous size private garden with spacious patio, decked veranda and tree and shrub borders.

AGENTS REF: - DP/LS/NUN240725/30032026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**





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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