

SIMON HUNTER WAY, MIDDLESBROUGH, TS4 2GX



- ▲ Modern & Inviting Semi-Detached House
- ▲ Three Well Appointed Bedrooms
- ▲ Bright & Spacious Living Environment, Ideal for Families or Professionals
- ▲ Contemporary Design with A Private Garden

- ▲ Charming Patio Area for Outdoor Relaxation or Entertaining
- ▲ Off-Street Parking & Garage for Ample Vehicle & Storage Space

£165,000

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Welcome to this modern and inviting semi-detached house boasting 3 bedrooms, located in a sought-after neighbourhood. The property offers a bright and spacious living environment perfect for families or professionals.

The contemporary design of the house is complemented by a private garden and a charming patio area, ideal for outdoor relaxation or entertaining guests. With the convenience of off-street parking and a garage, this property provides ample space for vehicles and storage.

Inside, the house features a modern kitchen, a stylish bathroom, and generous living areas that offer comfort and functionality. The bedrooms are well-appointed, providing a peaceful retreat at the end of the day.

Don't miss the opportunity to make this house your home and enjoy the benefits of modern living in a desirable location. Contact us today to arrange a viewing and experience the charm of this property firsthand.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door to entrance hall with fitted welcome mat, single radiator and staircase to the first floor.

KITCHEN DINER - 4.75m x 2.92m (max) (15'7" x 9'7" (max))
With double glazed windows to the front and side aspects, twin radiator and meter cupboard. Modern high gloss kitchen with complementary worktops incorporating an electric oven, gas hob with overhead hood, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and tiled splashbacks.

LOUNGE - 4.75m x 3.15m (15'7" x 10'4")
With twin radiator, double glazed window to the rear aspect and French doors to the rear garden with fitted Plantation blinds.

GROUND FLOOR CLOAKROOM/WC - With low level WC, wash hand basin and single radiator.

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FIRST FLOOR

LANDING - With loft access and single radiator.

BEDROOM ONE - 4.06m (13'4") x 2.34m (7'8") (max) including stairhead

With double glazed window to the front aspect and single radiator.

BEDROOM TWO - 3.68m x 2m (max) (12'1" x 6'7" (max))

With double glazed window to the rear aspect and single radiator.

BEDROOM THREE - 2.67m x 1.68m (8'9" x 5'6")

With double glazed window to the rear aspect and single radiator.

BATHROOM - With double glazed window to the side aspect, side panelled bath, low level WC, pedestal wash hand basin, single radiator and extractor fan.

AGENTS REF: - LJ/LS/NUN250418/11072025

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

TO VIEW: Contact our Middlesbrough office on

Tel: 01642 254222





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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