

HEMLINGTON GRANGE WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9FX



- ▲ A Beautifully Presented Three Bedroom Semi Detached House
- ▲ Located on This Modern Popular Development Built by Taylor Wimpey
- ▲ Occupying a Fabulous Plot with Ample Off Road Parking, Spacious Rear Garden & Open Views to the Front Elevation
- ▲ Stunning Fitted Kitchen Diner with Integrated Appliances
- ▲ Ground Floor WC
- ▲ Separate Living Room
- ▲ Karndean Flooring Throughout the Ground Floor
- ▲ Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room
- ▲ Modern Family Bathroom
- ▲ Boarded Loft Space
- ▲ Easy Access to the A174, A19 & A66
- ▲ Solar Panels
- ▲ Remaining Years on the NHBC Warranty

Offers Over £190,000

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A beautifully presented modern three bedroom semi-detached house located on this popular modern development built by Taylor Wimpey, offering easy access to the A174, A19 and A66.

Constructed to 2021 building regulations, which includes additional wall/floor insulation, solar panels, all triple glazed windows, additional loft insulation and smart heating controls, which results in a 'B' energy rating, with gas and electric costing approx. £70/month.

Internal features include a Taylor Wimpey upgraded Kitchen, which includes all upgraded appliances (oven, hob, hood, fridge/freezer, washing machine and dishwasher), pull out larder, le-mans corner carousel, plinth lights, unit lights and ceiling spot lighting. There is also under stairs units to match the kitchen, ground floor WC, separate living room, three bedrooms, master with built-in wardrobes and en-suite shower room, separate modern family bathroom and boarded loft space.

Externally the property overlooks a pond and open space to the front elevation, there is ample off road parking for three/four cars and there is a spacious rear garden.

The home also benefits from fitted blinds, Karndean flooring throughout the ground floor, solar panels and remaining years on the NHBC warranty.

Please call our Nunthorpe Office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL - With staircase to the first floor.

LIVING ROOM - 4.27m x 3.66m (14' x 12')

KITCHEN DINER - 4.72m x 2.87m (15'6" x 9'5")

With a modern range of fitted wall and floor units, complementing work surfaces and integrated appliances include a double oven, four ring hob with extractor over, dishwasher, fridge and freezer. Spotlighting, large storage cupboard and French doors to the rear garden.

GROUND FLOOR WC - With low level WC, wash hand basin, heated towel rail, part tiled walls and part mirror wall.

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95 Guisborough Road, Nunthorpe, TS7 0JS

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FIRST FLOOR

BEDROOM ONE - 3.45m x 3.05m (11'4" x 10')

With built-in wardrobes.

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

BEDROOM TWO - 3.28m x 2.62m (10'9" x 8'7")

BEDROOM THREE - 3.56m x 2.03m (11'8" x 6'8")

BATHROOM - Modern suite comprising bath, floating wash hand basin, WC, part tiled walls and part mirrored wall.

EXTERNALLY

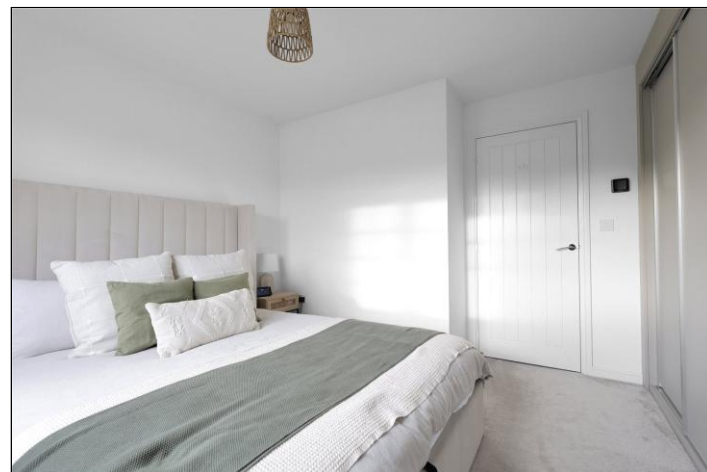
PARKING & GARDEN - Externally the property occupies a lovely plot with open views to the front elevation, a driveway offers parking for three/four cars and to the rear there is a spacious well-presented garden with patio and lawn.

AGENTS REF: - DP/LS/NUN250727/12122025

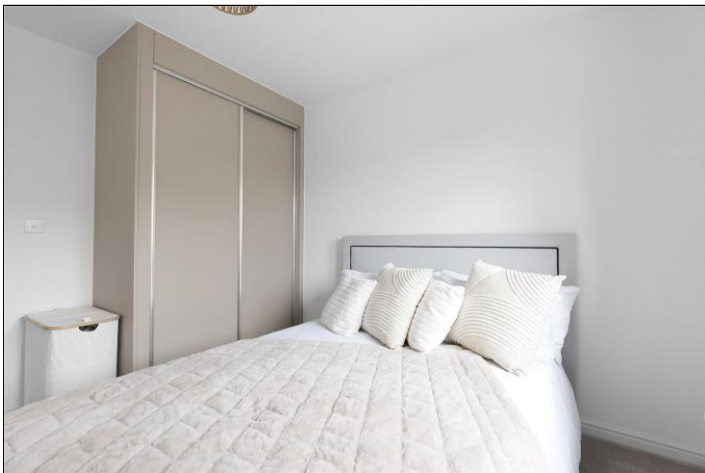
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

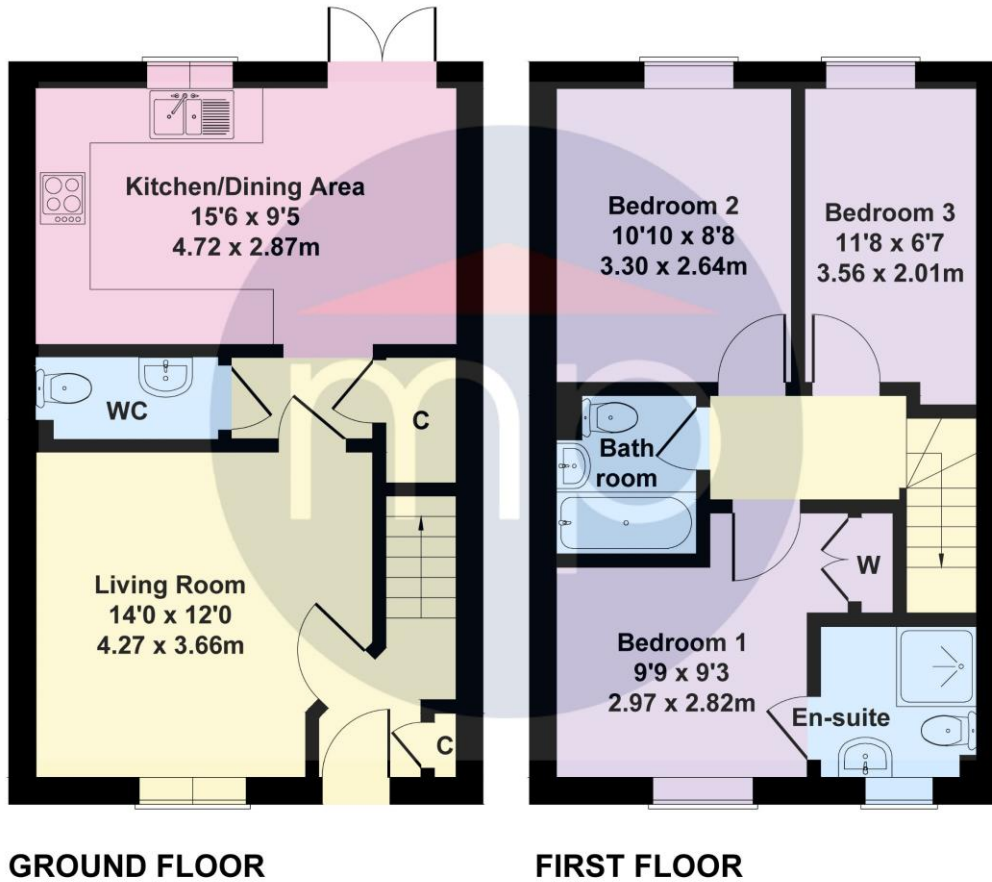
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Approximate Gross Internal Area
788 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2025
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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