

ABERFALLS ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9HY



- ▲ A Superb Extended Three Bedroom Semi Detached House
- ▲ 16ft Fitted Kitchen
- ▲ Living Room with Access to Spacious Dining Room & Snug
- ▲ Modern Shower Room

- ▲ Off Road Parking for Three Cars
- ▲ Large Garage/Utility
- ▲ South West Facing Rear Garden
- ▲ Easy Access to the A174 & A19
- ▲ Move In Condition

Offers Over £160,000

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A well-presented three bedroom semi-detached house that has been extended to the rear to offer spacious accommodation. In excellent condition and featuring a 16ft fitted kitchen, living room with access to a spacious dining room and snug, modern shower room, off road parking for three vehicles to the front elevation and large garage with utility area. Early viewing is advised to avoid disappointment.

KITCHEN - 4.88m x 2.06m (16' x 6'9")

With a smart range of fitted wall and floor units, integrated fridge, dishwasher, oven and four ring hob with extractor over, rear access door and internal door to the garage/utility.

GROUND FLOOR

ENTRANCE HALL

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

Opening to ...

DINING AREA - 4.83m x 3.12m (15'10" x 10'3")

With under stairs cupboard and opening to ...

SNUG - 2.18m x 2.06m (7'2" x 6'9")

With French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.58m x 2.8m (11'9" x 9'2")

With built-in wardrobes.

BEDROOM TWO - 2.82m x 2.95m (9'3" x 9'8")

With built-in wardrobe.

BEDROOM THREE - 2.6m x 1.96m (8'6" x 6'5")

With built-in bed over bulkhead.

SHOWER ROOM - 1.63m x 1.93m (5'4" x 6'4")

Modern white suite comprising corner shower, low level WC, wash hand basin and tiled walls.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

Externally to the front there is a hardstanding area offering parking for approximately three cars leading to the 23ft 7 integral garage with utility area to the rear with a range of fitted units and plumbing for washing machine and dryer. To the rear there is a well-maintained south west facing garden laid to lawn with shed and patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/NUN2600032/30032026

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

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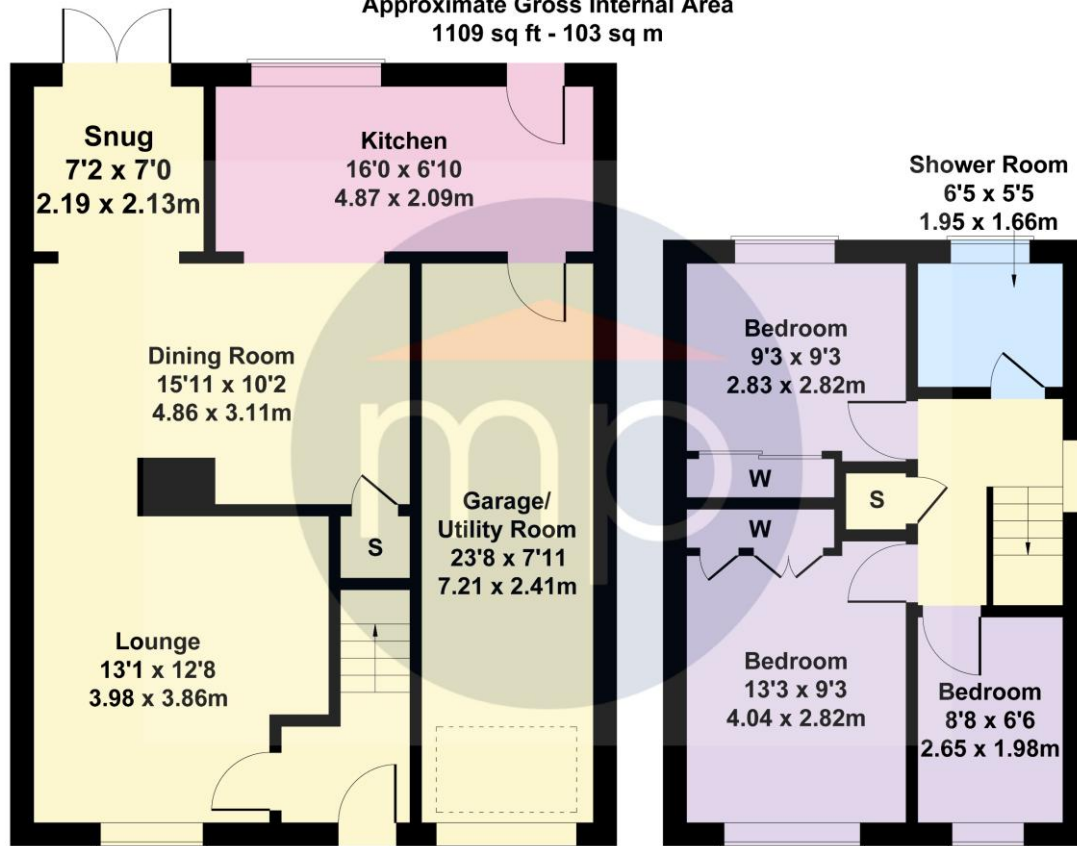


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Aberfalls Road

Approximate Gross Internal Area
1109 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

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

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