

## FARTHINGALE WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9RW



- ▲ A Stunning Example of a Three Bedroom Semi Detached House
- ▲ Presented to a High Standard Throughout
- ▲ Occupying a Corner Plot with Gardens to the Front, Side & Rear Elevations
- ▲ Driveway Providing Off Road Parking
- ▲ Smart Fitted Kitchen Diner
- ▲ Living Room with Feature Panelled Walling
- ▲ Modern Shower Room
- ▲ Easy Access to the A174 & A19
- ▲ Early Viewing Advised

**Offers Over £150,000**

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54 Farthingale Way is a three bedroom semi-detached house presented to a high standard throughout with modern living accommodation and occupying a fabulous corner plot with gardens to the front, side and rear elevations and a driveway provides off road parking. Internally the accommodation briefly comprises an entrance hall, living room with feature panelled walling opens to a smart fitted kitchen diner with French doors opening to the rear garden, three first floor bedrooms and a modern shower room. Early viewing is advised to avoid disappointment.

**GROUND FLOOR**

**ENTRANCE HALL**

With porcelain tiled flooring.

**LOUNGE - 4.75m x 3.68m (15'7" x 12'1")**

With Herringbone style laminate flooring, feature panelled wall and opening to the kitchen diner.

**KITCHEN DINER - 4.85m x 2.6m (15'11" x 8'6")**

With a smart range of fitted wall and floor units, complementing work surfaces, plumbing for washing machine, space for fridge and freezer, Herringbone style laminate flooring and French doors opening to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 4.27m x 2.46m (14' x 8'1")**

With feature panelled wall and large wardrobe to be included in the sale.

**BEDROOM TWO - 3.15m x 2.46m (10'4" x 8'1")**

With large wardrobe to be included in the sale.

**BEDROOM THREE - 2m x 2.84m (6'7" x 9'4")**

**TO VIEW:** Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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## FARTHINGALE WAY, TS8 9RW

### **SHOWER ROOM - 1.83m x 1.98m (6' x 6'6")**

Modern suite comprising large walk-in shower with mosaic tiled floor to shower area and glass screen, fully tiled walls, tiled floor, vanity wash hand basin, low level WC, chrome heated towel rail and spotlighting.

### **EXTERNALLY**

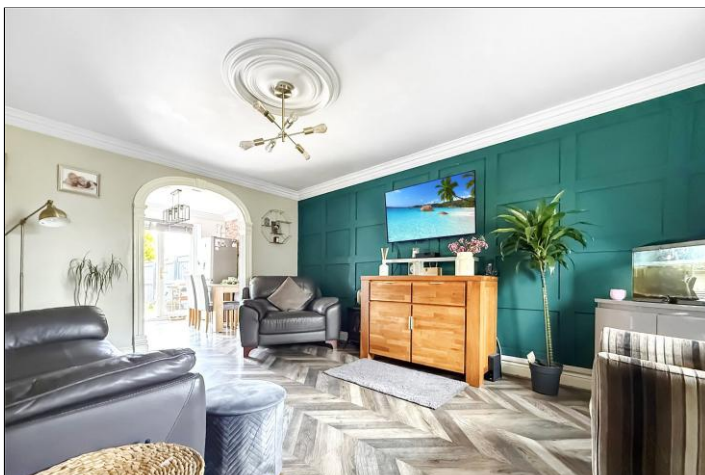
#### **GARDENS & PARKING**

Externally the property occupies a corner plot with gardens to the front and side elevation with wall boundary. A driveway to the side of the property provides off road parking. To the rear there is a delightful entertaining garden mainly laid to lawn with patio area and timber shed.

**AGENTS REF:** - DP/LS/NUN260203/31032026

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

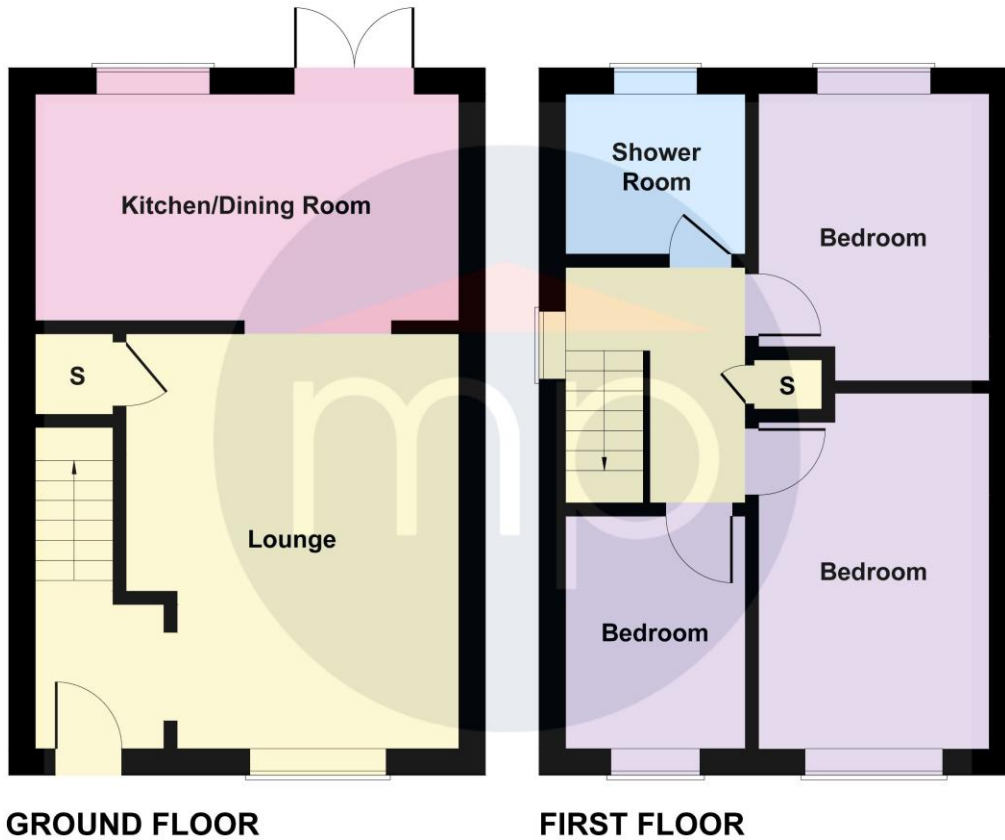
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Tel: **01642 955625**



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### Farthingale Way



Not to Scale. Produced by The Plan Portal 2022  
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