

AXMINSTER ROAD, HEMLINGTON, MIDDLESBROUGH, TS8 9HX



- ▲ No Forward Chain
- ▲ A Three Bedroom Semi Detached House
- ▲ Corner Plot
- ▲ Driveway & Garage to the Rear

- ▲ Modern Shower Room
- ▲ Two Reception Rooms
- ▲ Fitted Kitchen
- ▲ Enclosed Rear Garden

Offers Over £130,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no forward chain, a three bedroom semi-detached house occupying a corner plot within this popular area of Hemlington offering easy access to the A174 and A19. Features include two reception rooms, smart fitted kitchen, modern shower room, and driveway and single garage to the rear.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 3.92m x 3.85m (12'10" x 12'8")

With wall mounted electric fire and double doors to the dining room.

DINING ROOM - 2.39m x 2.61m (7'10" x 8'7")

With French doors to the rear garden.

KITCHEN - 3.04m x 2.29m (10' x 7'6")

With shaker design fitted wall and floor units, complementing work surfaces, plumbing for washing machine and dryer, electric oven and electric hob with extractor over, tiled splashbacks, storage cupboard and side external door.

FIRST FLOOR

BEDROOM ONE - 3.94m x 2.71m (12'11" x 8'11")

BEDROOM TWO - 3.12m x 2.85m (10'3" x 9'4")

BEDROOM THREE - 1.98m x 2.66m (6'6" x 8'9")

SHOWER ROOM - 1.95m x 1.64m (6'5" x 5'5")

Modern suite comprising shower cubicle, low level WC, wash hand basin and chrome heated towel rail.

EXTERNALLY

GARDENS

Lawned front garden and side gated access. To the rear there is an enclosed garden with lawn, patio and decked area.

PARKING & GARAGE

Driveway and garage to the rear elevation.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



AXMINSTER ROAD, TS8 9HX



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/NUN260297/22042026

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

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The windows are illuminated from within, showing property listings and signs with the Michael Poole logo.

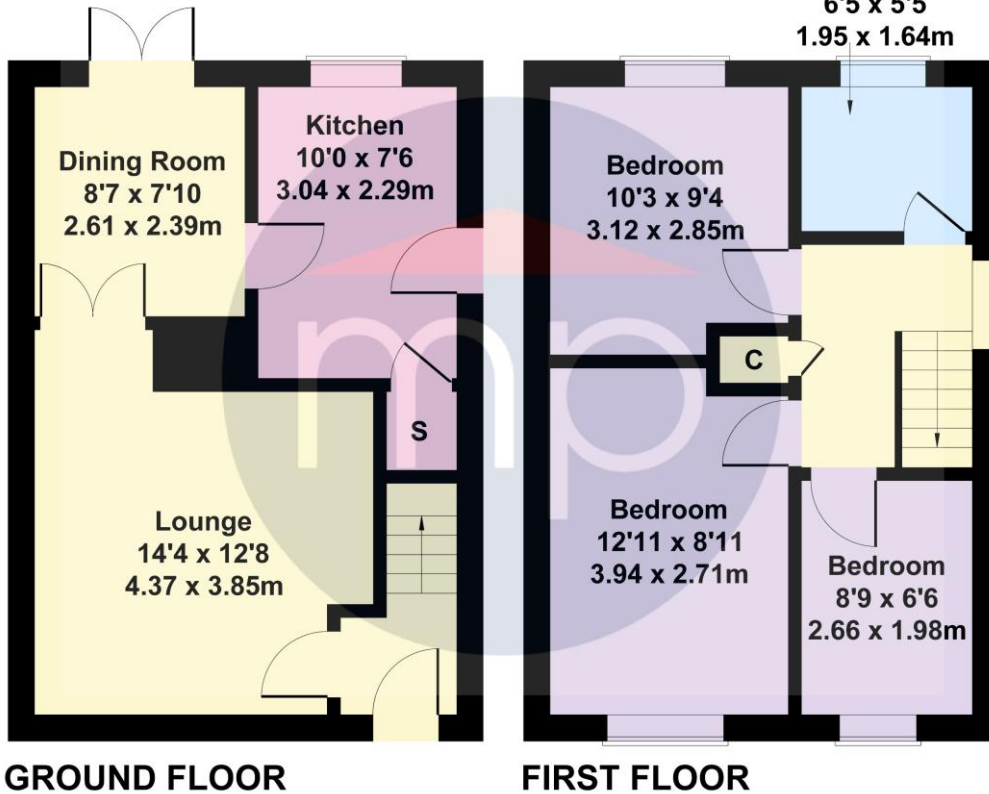
Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

Axminster

Approximate Gross Internal Area
743 sq ft - 69 sq m

Shower Room
6'5 x 5'5
1.95 x 1.64m



Not to Scale. Produced by The Plan Portal 2026
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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS