

PARNABY WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9NG



- ▲ A Spacious Modern Four Bedroom Detached Home
- ▲ Built by Taylor Wimpey in 2021
- ▲ Spacious Landscaped Garden Offering Easy Maintenance
- ▲ Driveway to Large Garage
- ▲ Upgraded Fitted Kitchen & Family Bathroom
- ▲ Ground Floor WC
- ▲ Master Bedroom with Dressing Room & En-Suite Shower Room
- ▲ Sought After Location
- ▲ Easy Access to the A174, A19 & A66

£260,000

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A spacious and improved four bedroom detached family home built by Taylor Wimpey on this popular development in Hemlington offering easy access to the A174, A19 and A66. Features include an upgraded fitted kitchen diner and family bathroom, separate living room, master bedroom with en-suite shower room and dressing room, landscaped rear garden and double width driveway to a large garage. Early viewing advised.

GROUND FLOOR

ENTRANCE HALL - With storage cupboard.

GROUND FLOOR WC - With low level WC and wash hand basin.

LOUNGE - 4.55m x 3.86m (14'11" x 12'8")

KITCHEN DINER - 5.4m x 2.9m (17'9" x 9'6")

With a range of upgraded shaker design fitted wall and floor units. Appliances include an oven and microwave, gas hob with extractor over, washing machine, dishwasher and fridge freezer. Spotlighting and French doors open to the rear garden.

FIRST FLOOR

LANDING - A spacious landing with airing cupboard.

MASTER BEDROOM - 3.96m x 3.86m (13' x 12'8")
With dressing room.

EN-SUITE SHOWER ROOM - With shower cubicle, floating basin and low level WC.

BEDROOM TWO - 3.48m x 3.38m (11'5" x 11'1")

BEDROOM THREE - 4.55m x 3.15m (14'11" x 10'4")

BEDROOM FOUR - 2.9m x 2.87m (9'6" x 9'5")

FAMILY BATHROOM - Upgraded suite comprising team cabinet with multi jet shower and jacuzzi style bath, low level WC and wash hand basin set into vanity style unit.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING, GARAGE & GARDEN - Externally a double width driveway leads to a large garage and to the rear there is a generous landscaped garden.

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/NUN260359/29052026

Council Tax Band: D **Tenure:** Freehold

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



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