

CARSON PLACE, HEMLINGTON, MIDDLESBROUGH, TS8 9RL



- ▲ A Modern & Spacious Four Bedroom Detached House
- ▲ Built by Persimmon Homes on This popular Modern Development
- ▲ Two Reception Rooms
- ▲ 19ft Plus Modern Fitted Kitchen Breakfast Room
- ▲ Utility Room & Ground Floor WC

- ▲ Four Generous Size Bedrooms
- ▲ Modern En-Suite Shower Room & Modern Family Bathroom
- ▲ Driveway to Single Garage to the Rear Elevation
- ▲ Generous Size Front & Rear Garden
- ▲ Easy Access to the A174, A19 & A66

£280,000

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A modern four bedroom detached home built by Persimmon Homes and offering well-planned and spacious accommodation featuring two reception rooms, open plan kitchen breakfast room, separate utility and ground floor WC, four generous bedrooms, master with en-suite shower room, modern family bathroom, driveway to the rear leading to a single garage and there are generous front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LIVING ROOM - 3.96m x 3.35m (13' x 11')

DINING ROOM/SNUG - 3.02m x 2.97m (9'11" x 9'9")

KITCHEN BREAKFAST ROOM - 6m x 2.97m (19'8" x 9'9")

With a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, electric oven, gas hob with extractor over and dishwasher. French doors open to the rear elevation.

UTILITY ROOM

With floor units, work surface, integrated washing machine, space for tumble dryer, wall mounted boiler and rear external door.

GROUND FLOOR WC

With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE - 3.6m x 3.33m (11'10" x 10'11")

With built-in wardrobe.

EN-SUITE SHOWER ROOM

A modern suite comprising shower cubicle, low level WC and wash hand basin.

BEDROOM TWO - 3.38m x 2.67m (11'1" x 8'9")

BEDROOM THREE - 2.97m x 2.82m (9'9" x 9'3")

BEDROOM FOUR - 2.4m x 2.03m (7'10" x 6'8")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BATHROOM

Modern suite comprising bath with shower over and screen, low level WC and wash hand basin.

EXTERNALLY

PARKING & GARAGE

Externally there is a driveway leading to a single garage to the rear elevation.

GARDENS

Open plan front garden and a lovely enclosed landscaped garden to the rear with spacious patio, lawn and sleeper borders.

BUYERS IDENTIFICATION CHECK(S)

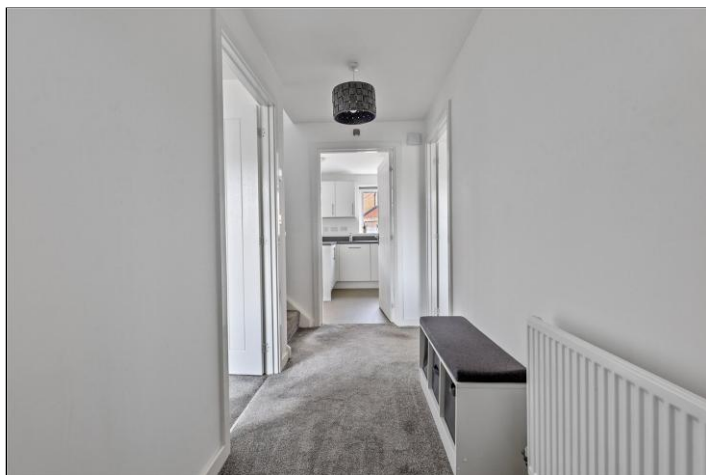
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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/NUN260484/05082026

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

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Tel: **01642 955625**

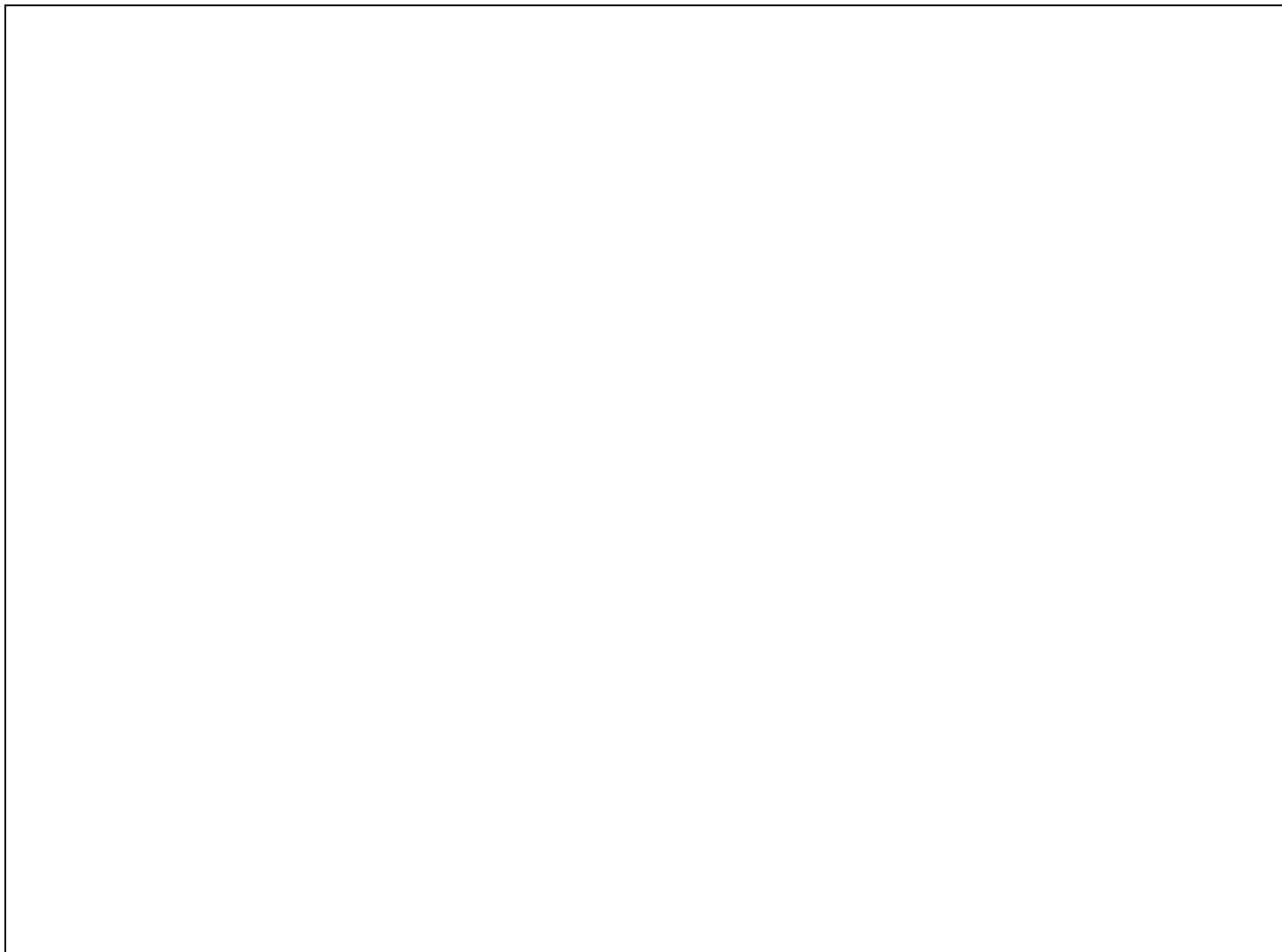


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