

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

Offers Over £270,000

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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")

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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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

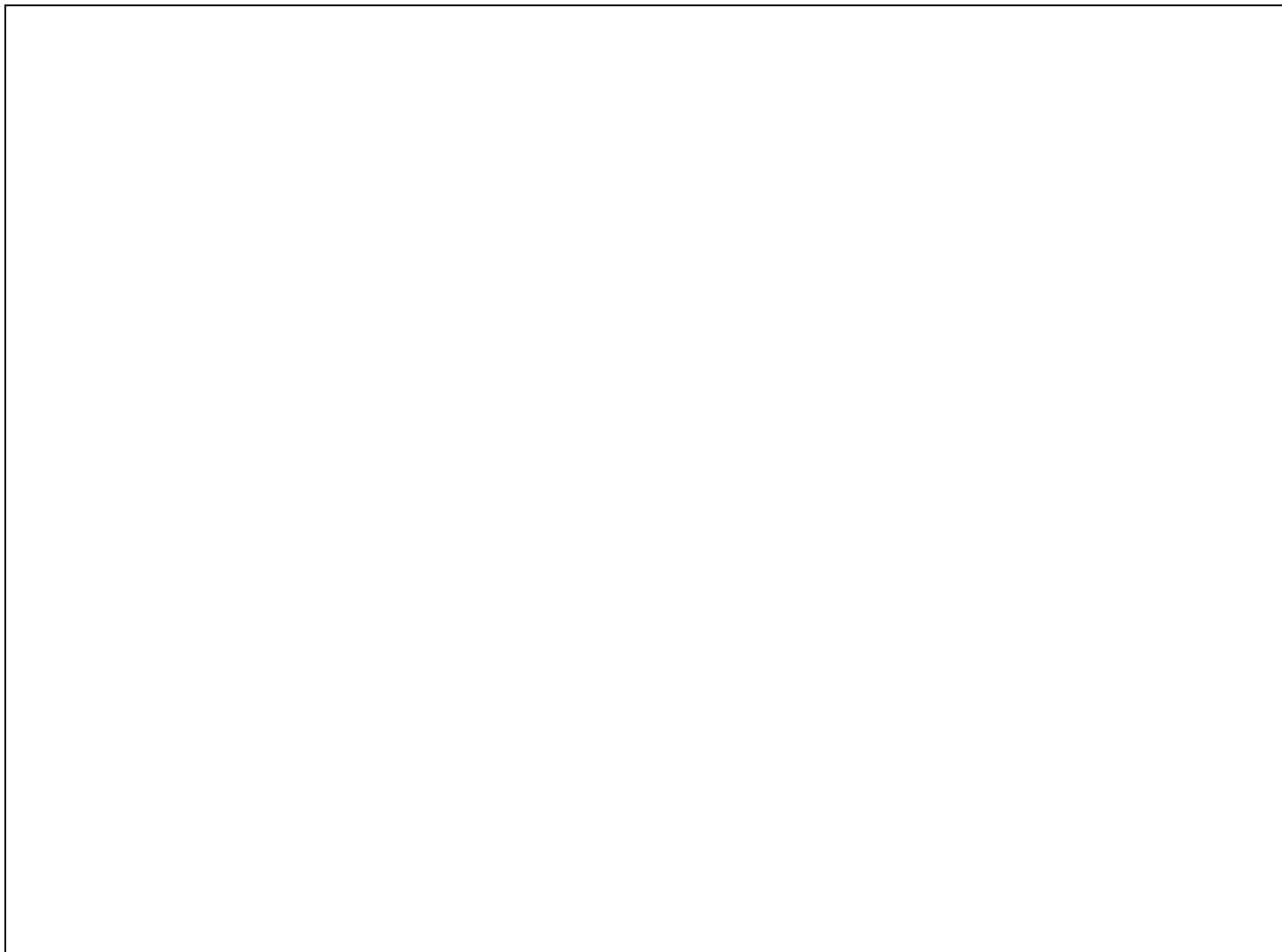


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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