



Brookes Lane, Hemlington, Middlesbrough, TS8 9GE

Welcome to this beautiful move in ready three bedroom detached home, built in 2018 by Persimmon Homes to their popular Rufford design. Nestled in a sought-after area of Hemlington in a cul-de-sac. The location ensures easy access to nearby shops, amenities, highly regarded schools, and major transport links, including the A19 and A174, making commutes to Teesside Park, Middlesbrough, and other nearby towns a breeze.

You are greeted by an inviting frontage that features a neatly kept front garden, a private driveway with space for two vehicles, and an integral garage for additional storage or parking. The front entrance leads into a welcoming porch, WC, spacious lounge, modern kitchen/dining room which features integrated appliances, including an oven and gas hob, along with a washing machine. From the kitchen, French doors open onto the beautiful, south-facing rear garden.

Heading upstairs, the property offers three double bedrooms. The master bedroom complete with an en-suite shower room for added convenience. The additional two bedrooms share the family bathroom. The property still benefits from the remainder of its NHBC warranty, comes with a full CCTV security system, double-glazed windows throughout and gas central heating.

With a porcelain patio area, decking area and lawn, this private outdoor space is perfect for relaxing. It offers both privacy and tranquility, with ample space for children to play or for garden enthusiasts.

£205,000



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PORCH

LOUNGE

16'2" x 10'3" (4.93m x 3.12m)

INNER HALL

KITCHEN/DINING ROOM

18'9" x 7'7" (5.72m x 2.31m)

WC

5'1" x 3' (1.55m x 0.91m)

LANDING

BEDROOM ONE

14'3" x 9'6" (4.34m x 2.90m)

ENSUITE

6'11" x 4'3" (2.11m x 1.30m)

BEDROOM TWO

11'3" x 8'8" (3.43m x 2.64m)

BEDROOM THREE

9'10" x 7'10" (3.00m x 2.39m)

BATHROOM

8'7" x 5'6" (2.62m x 1.68m)

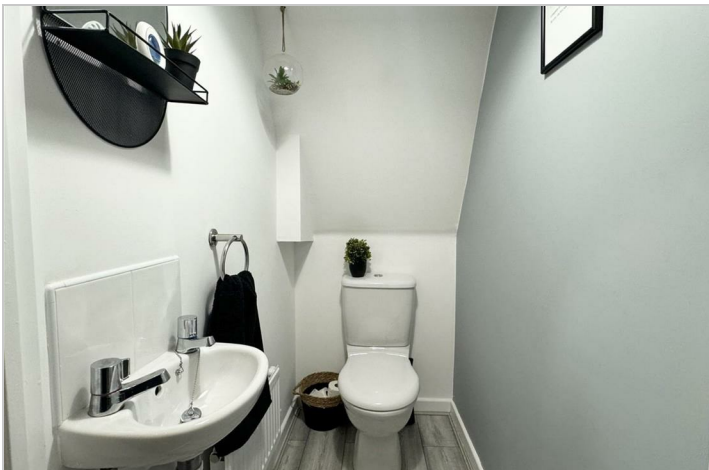
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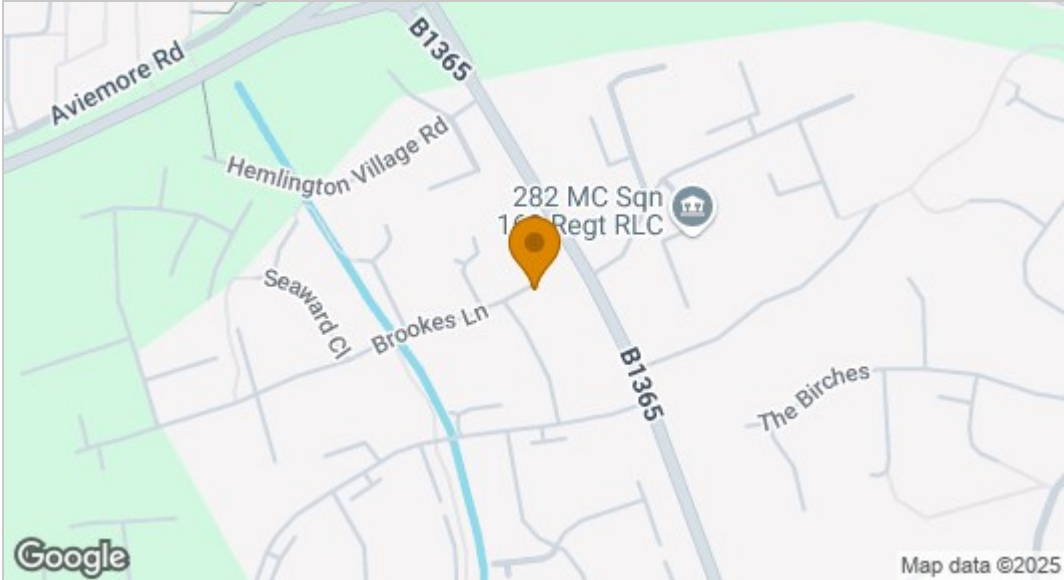
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To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

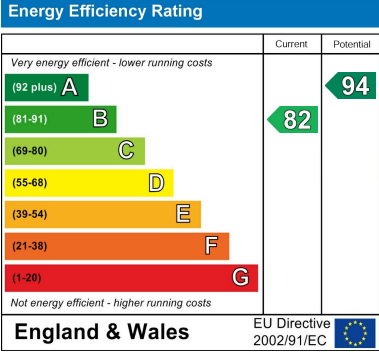




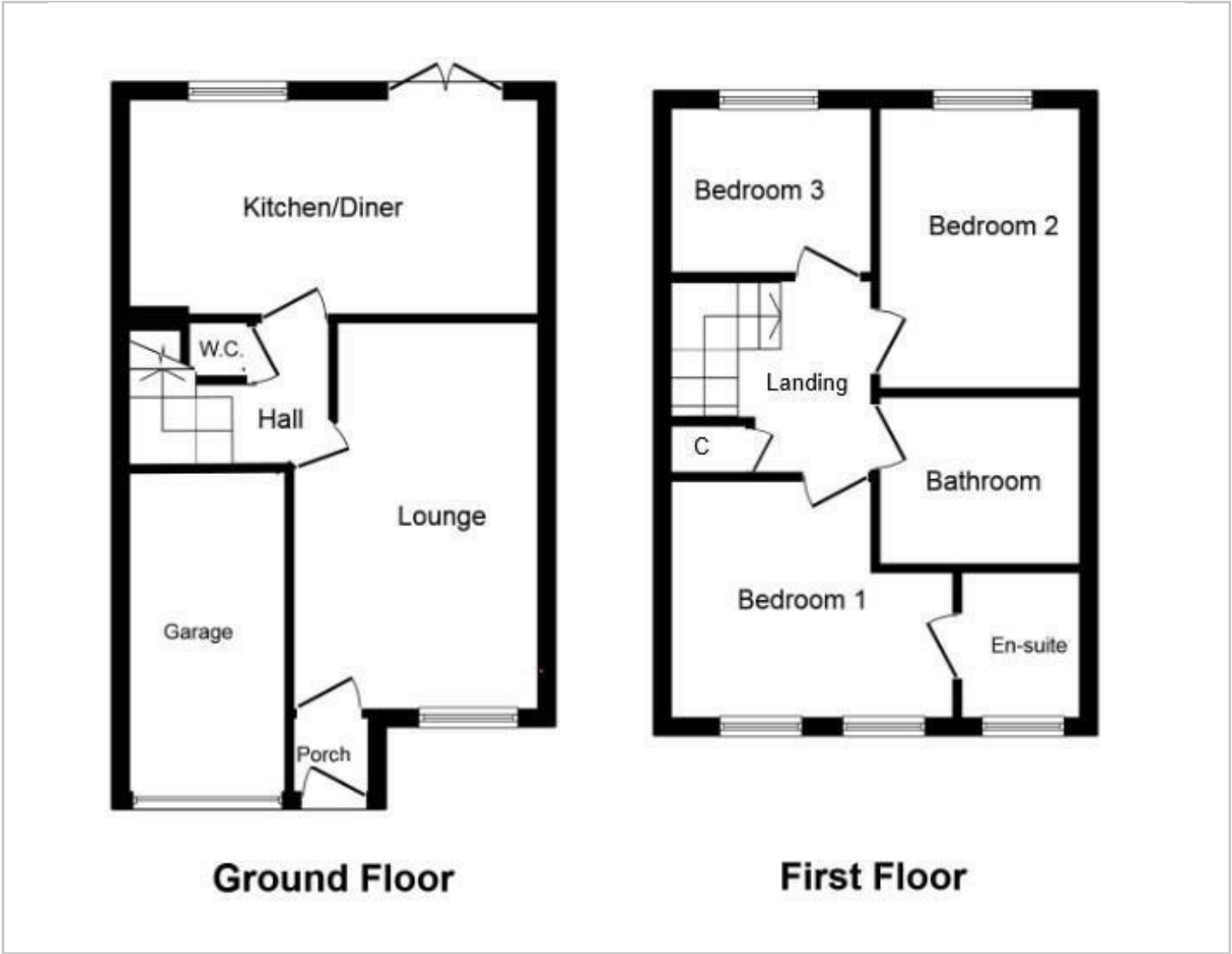
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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