



## 6 Nuneaton Drive

, Hemlington, TS8 9PR

**Offers in excess of £120,000**

Progression Property are delighted to welcome to the market a first time buyers opportunity!

Located in a quiet, cul-de-sac area, this property benefits from a porch entrance which leads into an extensive open plan kitchen. The kitchen is fully equipped with sink and cooker and has an opening into a spacious living room with sliding doors that overlooks the view of the garden. Upstairs as you come from the landing you see bedroom one which is cosy, bedroom two consists of a large area that oversees the front of the house. Bedroom three is the master that gives you plenty of choice to manoeuvre furniture where you wish. The property does benefit from a decent garden space which has scope for improvement.

The property is nearby to Hemlington lakes, close to the rainbow leisure centre and has a fantastic choice of schools such as Viewely hill academy, St Gerards and Hemlington hall academy and is a short drive away to the local Parkway shopping centre.

It also has accessible mainstream links to transport and motorways.

If you require anymore information or would like to book a viewing you can call on 01642 214660.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

- CLOSE TO HEMLINGTON LAKE
- NEARBY TO RAINBOW LEISURE CENTRE
- POPULAR LOCAL SCHOOLS - VIEWLEY HILL ACADEMY, ST GERARDS AND HEMLINGTON HALL ACADEMY
- CLOSE TO PARKWAY SHOPPING CENTRE
- MAIN LINKS TO TRANSPORT AND MOTORWAYS
- QUIET CUL-DE-SAC



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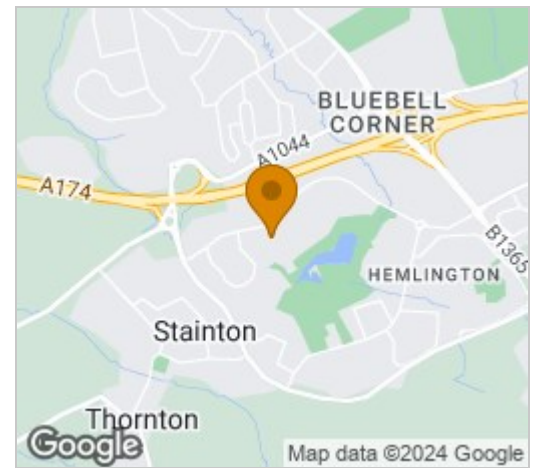
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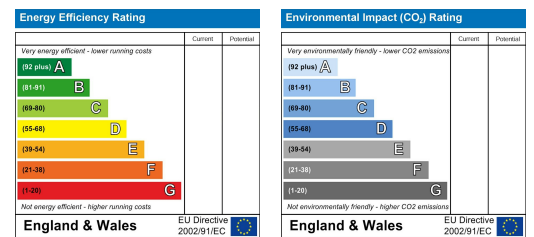
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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