



**Hemlington Grange Way, Hemlington Middlesbrough TS8 9FX**

**welcome to**

## **Hemlington Grange Way, Hemlington Middlesbrough**

The ground floor offers a cosy family lounge, modern fitted kitchen diner with access to a useful utility and downstairs w/c. The first floor hosts 5 well-proportioned bedrooms accompanied by a beautiful family bathroom and en-suite to the master.

### **Entrance Hallway**

Entered via UPVC double glazed door, stairs to first floor, radiator and understair storage cupboard.

### **Lounge**

15' 2" x 10' 7" ( 4.62m x 3.23m )

UPVC double glazed window to front, TV point, telephone point, radiator and electric fire with decorative fire surround.

### **Kitchen**

21' 3" x 9' 9" ( 6.48m x 2.97m )

Fitted with a range of wall and base units with complimentary quartz worktops, 1 1/2 bowl sink/drain, four cylinder electric hob, integral electric oven, stainless steel splashback, extractor fan, integral fridge/freezer, radiator, spotlights to ceiling, UPVC double glazed french doors to rear garden and UPVC double glazed window to rear

### **Utility Room**

7' 2" x 5' 4" ( 2.18m x 1.63m )

Fitted with base units with quartz work surfaces, cupboard housing the boiler, radiator, access to downstairs W/C and UPVC double glazed door leading to rear garden.

### **Downstairs W/ C**

WC, wash hand basin, radiator, spotlights to ceiling and UPVC double glazed window to side.

### **Landing**

Stairs from hallway and loft access.

### **Bedroom 1**

13' 4" into wardrobes x 9' 11" ( 4.06m into wardrobes x 3.02m )

UPVC double glazed window to front, radiator and fitted wardrobes with mirrored sliding doors.

### **En-Suite**

Double shower cubicle with Mira platinum dual digital rainfall shower with wireless controls, WC, chrome heated towel rail, wash hand basin and UPVC frosted glass window to front.

### **Bedroom 2**

12' 10" x 10' 8" ( 3.91m x 3.25m )

UPVC double glazed window to front, radiator and built in storage cupboard.

### **Bedroom 3**

11' 10" x 10' ( 3.61m x 3.05m )

UPVC double glazed window to rear and radiator.

### **Bedroom 4**

10' 3" x 9' 3" ( 3.12m x 2.82m )

UPVC double glazed window to rear and radiator,

### **Bedroom 5**

7' 1" x 6' 11" ( 2.16m x 2.11m )

UPVC double glazed window to rear and radiator.

### **Family Bathroom**

Wash hand basin with mixer tap, bath, wall mounted electric shower, WC, double heated chrome towel rail and UPVC double glazed window to side.

### **Externally**

The rear garden consists of a patio seating area with turfed garden enclosed by a brick built wall and timber fencing. The property also benefits from a side turfed garden with pathway leading down the side of the property with access to rear garden.

### **Front Garden**

Double driveway leading to garage



## Garage

Up and over door

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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welcome to

## Hemlington Grange Way, Hemlington Middlesbrough

- 5 BEDROOM DETACHED HOUSE
- INTEGRAL GARAGE
- EN-SUITE TO MASTER
- UTILITY ROOM
- WELL MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: B

**£270,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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