

De Havilland Wynd, Hemlington, Middlesbrough, TS8 9GQ



welcome to

De Havilland Wynd, Hemlington Middlesbrough

A beautiful three bedroom detached family home. Externally this home has a stunning landscaped rear garden and a driveway to the front leading to the partial garage.

Entrance Hall

UPVC double glazed door and radiator.

Cloakroom WC, wash hand basin and radiator.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m) UPVC double glazed window to front, telephone point and radiator.

Lounge

14' 8" x 10' 6" (4.47m x 3.20m) UPVC double glazed French doors to rear garden, TV point, telephone point and radiator.

Utility Space/converted Garage

8' 4" x 7' 10" (2.54m x 2.39m) Partial garage conversion, base units with work surface and Logic combi boiler.

Kitchen

9' 10" x 10' 6" (3.00m x 3.20m) Wall and base units with complimentary work surfaces, 1 1/2 sink/drainer, integral fridge/freezer, integral electric oven, stainless steel splashback, stainless steel extractor fan, integral dishwasher, integral washing machine, UPVC double glazed door to rear and UPVC double glazed window to rear.

Landing

Stairs from hall and UPVC double glazed window to side.

Bedroom 1

14' x 10' 4" (Maximum) (4.27m x 3.15m (Maximum)) UPVC double glazed window to front and radiator.









En Suite

WC, wash hand basin, single shower cubicle, chrome heated towel rail and UPVC double glazed window to front.

Bedroom 2

11' 8" x 9' 10" ($3.56m\ x\ 3.00m$) UPVC double glazed window to rear and radiator.

Bedroom 3

10' 6" x 8' 9" (3.20m x 2.67m) UPVC double glazed window to rear and radiator.

Bathroom

WC, wash hand basin, bath with mixer tap and hand held shower, chrome heated towel rail, part tiled walls, spotlights, extractor fan and UPVC double glazed window to front.

Externally

Front Garden Driveway leading to garage.

Rear Garden

Landscaped rear garden, patio seating area, raised seating area with pergola, stoned edging, flowerbed edging, outside tap and housing for bins.

Garage

Up and over door and partial converted.





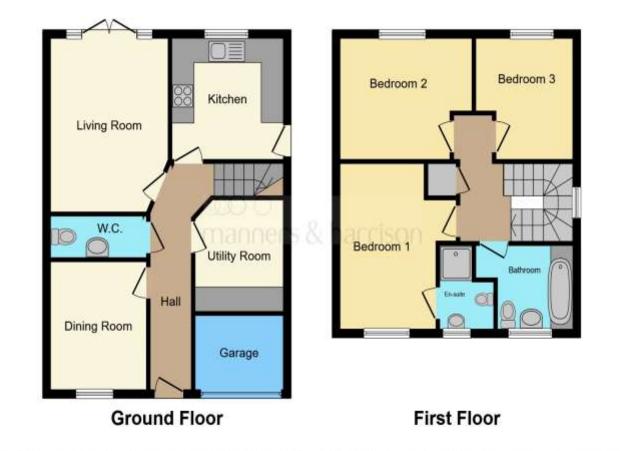
welcome to

De Havilland Wynd, Hemlington Middlesbrough

- LANDSCAPED REAR GARDEN
- TWO RECEPTION ROOMS
- MASTER WITH EN SUITE
- UTILITY SPACE
- DRIVEWAY

Tenure: Freehold EPC Rating: B

£230,000



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

view this property online mannersandharrison.co.uk/Property/MAR109536



Property Ref:

MAR109536 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton, MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk