



**Wolseley Way, Hemlington Middlesbrough TS8 9GP**

**welcome to**

## **Wolseley Way, Hemlington Middlesbrough**

A beautiful four bedroom detached family home with landscaped gardens. Externally this home has a landscaped rear garden with a hot tub housed away and water feature while the front has been beautifully maintained with a driveway leading to the garage and E/V charging point.

### **Entrance Hall**

Entered via UPVC double glazed composite door, stairs to first floor. radiator, understairs storage cupboard, access to W/C.

### **Downstairs W/C**

W/C, wash hand basin with mixer tap, radiator, extractor fan.

### **Lounge**

14' 4" x 12' 2" ( 4.37m x 3.71m )  
UPVC double glazed window to front, radiator, TV point, telephone point, cast iron multi fuel log burner.

### **Kitchen/Diner**

19' end x 11' 2" ( 5.79m end x 3.40m )  
Range of base and wall units, complementary working surfaces, integral fridge/freezer, integral double oven, electric four ring gas hob, extractor fan, stainless steel splashback, 1 1/2 bowl sink with draining board and mixer tap, integral dishwasher, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

### **Utility**

5' 9" x 4' 1" ( 1.75m x 1.24m )  
Base units, work surfaces,

### **Landing**

Void loft access, radiator.

### **Bedroom 1**

11' 5" x 10' 10" ( 3.48m x 3.30m )  
UPVC double glazed window to front, radiator, fitted wardrobes, access to en suite.

### **Bedroom 2**

11' 7" x 9' 5" ( 3.53m x 2.87m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 4" x 10' 10" ( 2.84m x 3.30m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 4**

7' 3" x 7' 11" ( 2.21m x 2.41m )  
UPVC double glazed window to front, radiator.

### **Ensuite**

Radiator, double shower cubicle with wall mounted shower head, sink with mixer tap, W/C.

### **Family Bathroom**

W/C, wash hand basin with mixer tap, bath with mixer tap and wall mounted shower, radiator.

### **Externally Front Garden**

Partially decked front garden, turfed, side storage for bins, driveway leading to side of property to garage.

### **Rear Garden**

Landscaped rear garden, turfed, patio seating area, flower bed edging, water features, housed away Jacuzzi, external access to garage.

### **Garage**

Security door to rear.





***view this property online*** [mannersandharrison.co.uk/Property/MAR111028](https://mannersandharrison.co.uk/Property/MAR111028)



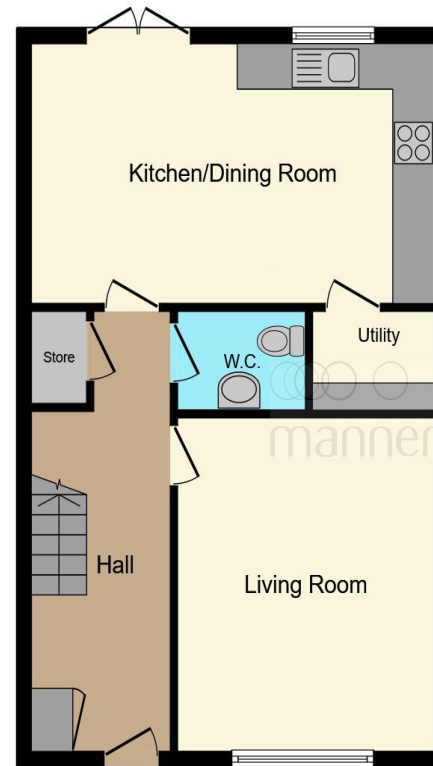
welcome to

## Wolseley Way, Hemlington Middlesbrough

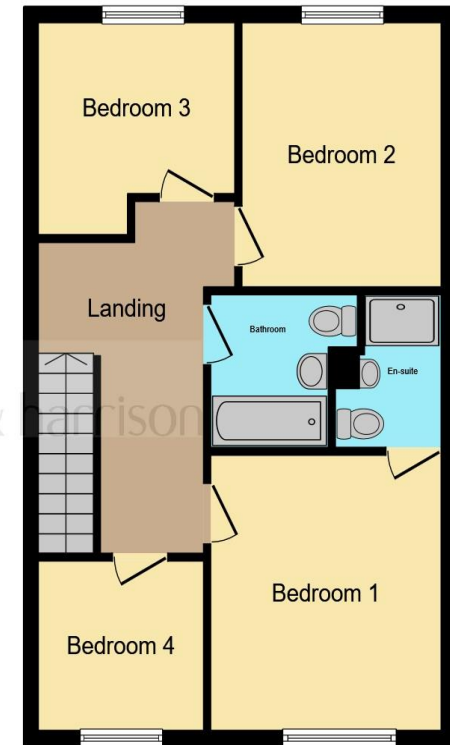
- COSY LOUNGE
- LOG BURNER
- UTILITY
- EN SUITE
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£275,000**



**Ground Floor**



**First Floor**

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/MAR111028](http://mannersandharrison.co.uk/Property/MAR111028)



Property Ref:  
MAR111028 - 0003

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](mailto:Marton@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**