



Brookes Lane, Hemlington Middlesbrough TS8 9GE

welcome to

Brookes Lane, Hemlington Middlesbrough

Situated in a popular and family-friendly area of Hemlington, this well-maintained three-bedroom home offers spacious and practical living across two floors.

Entrance Hallway

Access via uPVC double glazed door and central heating radiator.

Lounge

16' 2" max x 10' 4" (4.93m max x 3.15m)
uPVC double glazed window to front, central heating radiator and TV and telephone point.

Mid Hallway

Access to downstairs WC and central heating radiator.

Downstairs WC

WC, wash hand basin with mixer tap, tiled splashback, central heating radiator and extractor unit.

Kitchen Diner

8' 4" x 18' 10" (2.54m x 5.74m)
Range of wall and base units with complementary work surfaces, uPVC double glazed patio doors leading to rear garden, uPVC double glazed window to rear, paneled feature wall, recess for under counter appliances and plumbing for washing machine, integral electric oven, four cylinder gas hob 1 1/2 sink and draining board with mixer tap and extractor unit.

Landing

Stairs from hallway, void loft access with storage cupboard.

Bedroom One

14' 2" max x 9' 10" (4.32m max x 3.00m)
uPVC double glazed window to front, central heating radiator and access to en-suite.

En-Suite

Heated chrome towel rail, WC, wash hand basin with mixer tap, double shower cubicle with wall mounted shower and uPVC double glazed window to front.

Bedroom Two

8' 9" x 9' 7" including wardrobes (2.67m x 2.92m including wardrobes)
uPVC double glazed window to rear, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Three

9' 10" x 7' 10" excluding wardrobes (3.00m x 2.39m excluding wardrobes)
uPVC double glazed window to rear, central heating radiator and fitted wardrobes.

Family Bathroom

Bath with mixer tap, WC, wash hand basin with mixer tap, uPVC double glazed window to side, central heating radiator.

Externally

Driveway for two cars to the front leading to the garage. To the rear there is a turfed rear garden with a patio section enclosed by timber fencing.





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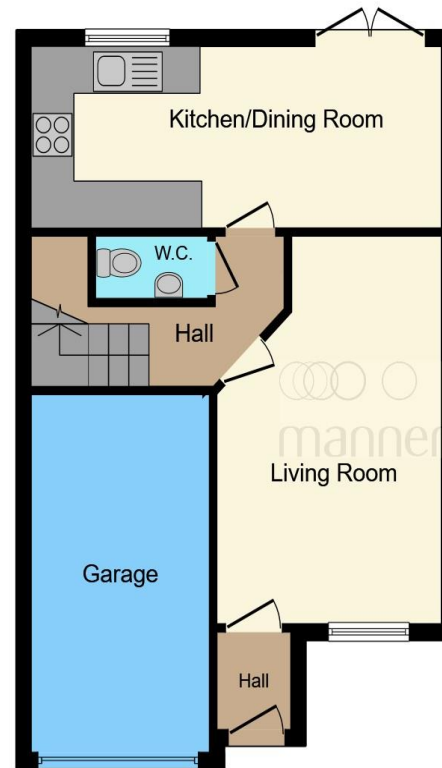
Brookes Lane, Hemlington Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LOUNGE
- DOWNSTAIRS W/C
- WELL PROPORTIONED BEDROOMS
- DOUBLE DRIVEWAY LEADING TO THE GARAGE

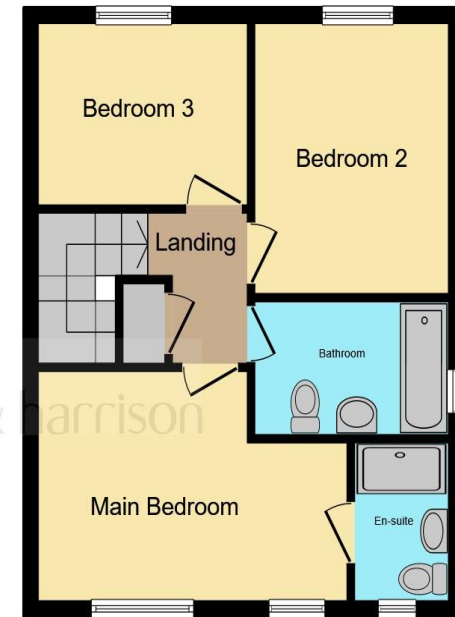
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£210,000



Ground Floor



First Floor

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