



SMITH & FRIENDS are delighted to offer to the market this rarely available four bedroom detached property situated within a popular residential area in Hemlington and within easy reach to local shops, schools and motorway links. The well proportioned living accommodation briefly comprises; entrance porch leading to entrance hallway with stairs to the first floor, an open plan living space with doors opening to the kitchen/diner. The kitchen is a fantastic size, fully equipped with an entertaining dining area and the benefit of an added garden room. To the first floor landing is a generous landing is the modern family bathroom, accompanied by four generous size bedrooms. One bedroom has been separated in half providing further dressing/study area or perfect for anyone wanting to use as a nursery. To the rear of the property is a beautiful south-facing garden which is laid to lawn and paved with mature shrubs and borders. To the front is a block paved driveway proving parking for 2 cars with single garage. Viewings come highly recommended to fully appreciate.

Keilder Rise, Hemlington, Middlesbrough, TS8 9HN

4 Bed - House - Detached

£245,000

EPC Rating: D

Council Tax Band: D

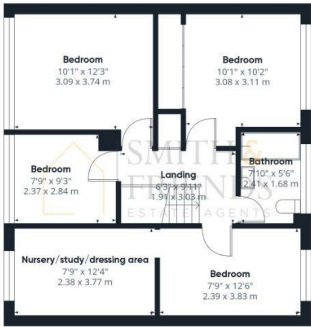
Tenure: Freehold



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1277.77 ft²
118.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFTE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	79	58
EU Directive 2002/91/EC		

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