

# CLARKE | MUNRO

ESTATE AGENTS

8 Carlile Hill, Hemlington, Middlesbrough, TS8 9SL



Price: Offers in the  
Region Of £275,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- SPACIOUS FOUR BEDROOM PROPERTY
- MODERN FITTED KITCHEN WITH NEFF APPLIANCES AND GRANITE WORKSURFACES
- DRIVEWAY FOR MULTIPLE CARS
- WELL MAINTAINED GARDENS FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION
- VIEWING IS ESSENTIAL



## Property Description:

Clarke Munro are delighted to introduce this stunning four bedroom detached family home located on a popular street in TS8. Situated in a pleasant cul de sac position on a generous corner plot, this gorgeous home has been thoughtfully extended for family life. Benefitting from a charming and stylish interior, the ground floor consists of an entrance hall stunning bespoke, handmade oak staircase leading to cloakroom w/c, reception room serving as a home office with furniture fitted by Hammonds, attractive lounge to the rear with direct access onto a south / south-east facing landscaped garden, a contemporary well-appointed and integrated kitchen with Neff appliances and finished with granite worksurfaces, a separate living room stretching the length of the property with bay feature opening to rear garden. Upstairs; four charming bedrooms; one with en-suite bathroom and a modern family bathroom designed and fitted by HS Interiors. The rear garden is a fab size, with lawned and patio areas. The property further benefits from an integrated garage, off-street parking for multiple cars.



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TO VIEW: Tel: **01642 245796**

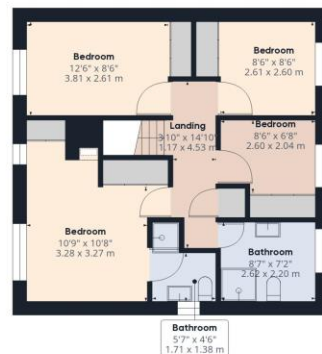
75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1425.05 ft<sup>2</sup>  
132.39 m<sup>2</sup>

**Reduced headroom**

2.88 ft<sup>2</sup>  
0.27 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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.

GIRAFFE360



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

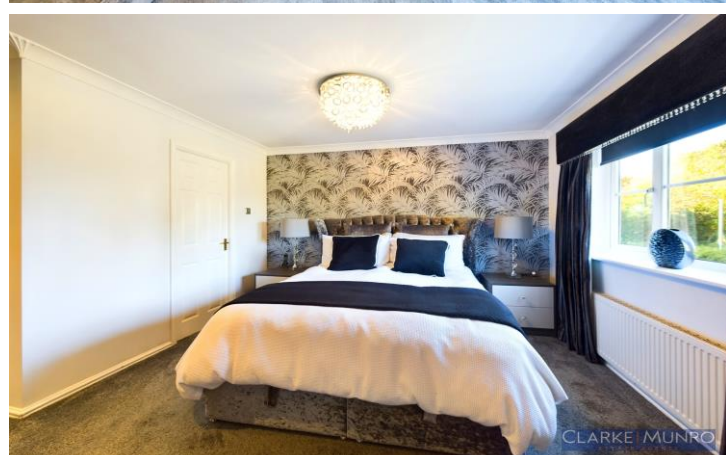
- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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