



Robertson Close, Hemlington Middlesbrough TS8 9GZ

welcome to

Robertson Close, Hemlington Middlesbrough

This beautifully designed three bedroom new build offers contemporary living throughout, featuring a bright and spacious living room, a fully fitted kitchen with integrated appliances. The client will offer £1000 towards legal fees if completed by 18.12.26.

Entrance Hall

Enter through composite door into hallway, staircase to first floor, radiator, storage cupboard housing fuse box.

Lounge

12' 2" x 13' 10" (3.71m x 4.22m)
UPVC double glazed windows to front, radiator.

Kitchen

15' 7" x 9' 5" (4.75m x 2.87m)
UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden, 1 1/2 bowl sink with draining board, radiator, storage, fully fitted kitchen, fridge/freezer, dual oven, four ring gas hob, extractor fan, dishwasher, washing machine.

Landing

Downstairs W/C

Pedestal style wash hand basin, toilet, radiator.

Landing

Loft hatch access, radiator.

Bedroom 1

11' 1" incl door recess x 9' 9" excl recess from wardrobes (3.38m incl door recess x 2.97m excl recess from wardrobes)
Fully fitted wardrobes, UPVC double glazed window to front, radiator.

En Suite

UPVC double glazed frosted window, pedestal style wash hand basin, toilet, walk in shower.

Bedroom 2

10' 10" x 8' 8" (3.30m x 2.64m)
UPVC double glazed windows to rear, radiator.

Bedroom 3

11' 8" x 6' 8" (3.56m x 2.03m)
UPVC double glazed windows to rear, radiator.

Family Bathroom

Panel style bath with shower above, wash hand basin, toilet, towel style radiator.

Externally Rear Garden

Decking area, lawn.

Front Garden

Small lawn section, driveway.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





view this property online mannersandharrison.co.uk/Property/MAR112222



welcome to

Robertson Close, Hemlington Middlesbrough

- £1000 TOWARDS LEGAL FEES
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN
- FRONT & REAR GARDEN
- DRIVEWAY

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

£165,000

view this property online mannersandharrison.co.uk/Property/MAR112222



Property Ref:
MAR112222 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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