



Simon Hunter Way, Middlesbrough TS4 2GX

welcome to

Simon Hunter Way, Middlesbrough

Beautifully Presented 3-Bedroom Semi-Detached Home in a Sought-After Location. Welcome to 28 Simon Hunter Way, a modern and immaculately kept three-bedroom semi-detached property, offering stylish living spaces and excellent curb appeal.

Entrance Hall

Entered via Timber door into cloakroom.

Cloakroom

Radiator, stairs to first floor, entrance into kitchen.

Kitchen

16' x 7' 1" (4.88m x 2.16m)

Single bowl single drainer stainless sink unit with mixer tap, UPVC double glazed window to front, plumbing and recess for washing machine, electric oven with four ring hob with extractor fan, a range of wall and base units, complementary worktops, understairs storage.

Downstairs W/C

Low level low flush W/C, radiator, extractor fan, wash hand basin with dual tap and splashback.

Living Room

11' x 13' 1" (3.35m x 3.99m)

Radiator, UPVC double glazed window to rear, UPVC double glazed french door to rear, stairs to first floor.

Landing

Loft access.

Bedroom 1

13' 1" x 8' (3.99m x 2.44m)

UPVC double glazed window to front, radiator.

Bedroom 2

7' x 12' (2.13m x 3.66m)

UPVC double glazed window to rear, radiator.

Bedroom 3

9' x 6' (2.74m x 1.83m)

UPVC double glazed window to rear, radiator.

Bathroom

Panelled bath with over bath shower , low level flush W/C, wash hand basin, radiator, opaque window, extractor.

Front Garden

Mainly laid to lawn, concrete path leading to front door, pebble stone double driveway access via drop kerb.

Rear Garden

Mainly laid to lawn, concrete tile area, enclosed by fencing.





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welcome to

Simon Hunter Way, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- DOWNSTAIRS W/C
- THREE WELL PROPORTIONED BEDROOMS
- GARDENS

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

£170,000



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Property Ref:
MAR111607 - 0005

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