





**Farthingale Way, Hemlington Middlesbrough TS8 9RW**

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## Farthingale Way, Hemlington Middlesbrough

This well-presented, chain-free three-bedroom semi-detached home offers comfortable accommodation, making it a great choice for first-time buyers, couples or families.

**Entrance Hall**
Enter through UPVC double glazed door into hallway, stairs to first floor.

**Lounge**
15' 8" x 11' 10" ( 4.78m x 3.61m )
UPVC double glazed window to front, under stair storage cupboard, radiator, access to kitchen/diner.

**Kitchen/Diner**
15' x 8' 8" ( 4.57m x 2.64m )
Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, UPVC double glazed window, integral electric oven, four ring gas hob, extractor, tiled splash back, recess for appliances, sliding patio doors to conservatory.

**Conservatory**
11' 8" x 9' 5" ( 3.56m x 2.87m )
UPVC double glazed doors to rear, laminate style flooring, electric heater.

**Landing**
Storage cupboard.

**Bedroom 1**
13' 10" x 8' 1" ( 4.22m x 2.46m )
UPVC double glazed window to front, radiator, fitted wardrobes.

**Bedroom 2**
10' 8" x 8' 1" ( 3.25m x 2.46m )
UPVC double glazed window to rear, radiator, fitted wardrobes.

**Bedroom 3**
9' 5" x 6' 7" ( 2.87m x 2.01m )
UPVC double glazed window to front, radiator, fitted wardrobes.

**Bathroom**
Bath, toilet, pedestal style wash hand basin, over bath shower, part tiled walls, radiator, extractor fan, UPVC double glazed frosted window.

**Externally**
**Front Garden**
Mainly laid to lawn, driveway.

**Rear Garden**
Mainly laid to lawn, enclosed.









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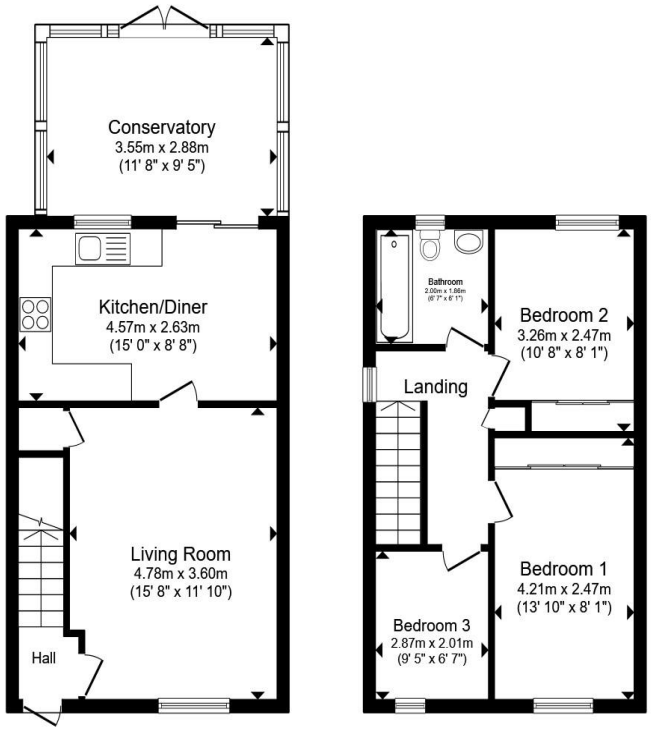
# Farthingale Way, Hemlington Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- DRIVEWAY
- CONSERVATORY
- VACANT POSSESSION
- GARDENS TO FRONT AND REAR

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

offers over

## £145,000




Total floor area 81.8 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112368 - 0003

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