



66 Ravensgill Road

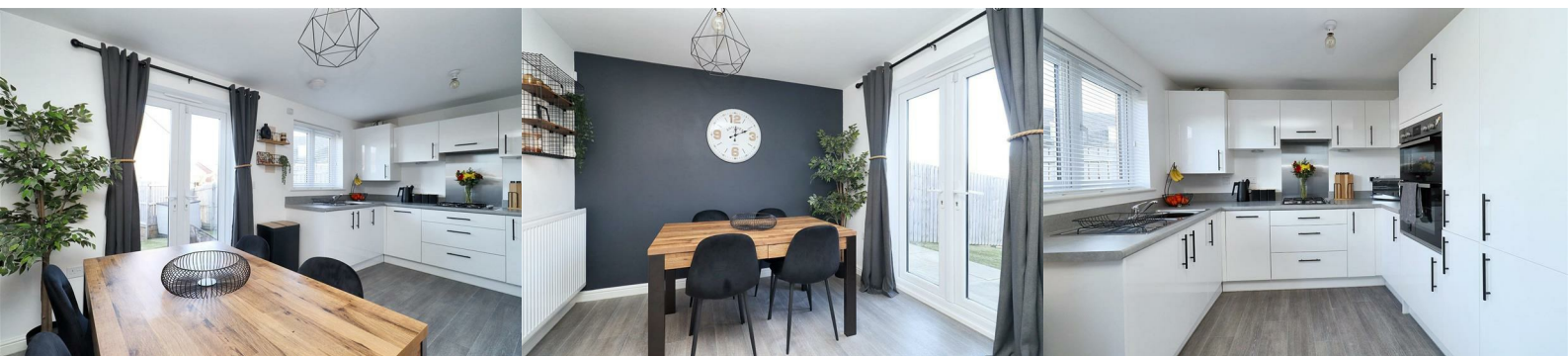
Hemlington, Middlesbrough, TS8 9FZ

Offers in excess of £180,000



Offered For Sale With No Onward Chain, This Property Is The Perfect Turn-Key Purchase For First-Time Buyers, Families Or Investors Alike. An Immaculately Presented & Modern Three-Bedroom Family Home, Ideally Situated Within The Popular Hemlington Development, Built In 2021 & Still Under Builder's 10 Year Warranty.

Offers Invited Over £180,000 - ** POTENTIAL TO BUY FULLY FURNISHED ** Enquire With The Sales Team.



Full Description

The Accommodation Briefly Comprises A Welcoming Entrance Hallway With Storage Cupboard, A Spacious Lounge With A Modern, Neutral Finish, & A Contemporary Open-Plan Kitchen/Diner Complete With Integrated Appliances & French Doors Opening Onto The Rear Garden, Perfect For Entertaining Or Family Dining.

To The First Floor Are Three Generous Bedrooms, With The Master Benefiting From An En-Suite Shower Room, Alongside A Stylish Family Bathroom Finished To A High Standard.

Externally, The Property Enjoys An Enclosed Rear Garden With Lawn & Patio Seating Area, Along With Side Access & A Driveway To The Front Providing Off-Road Parking For Multiple Vehicles.

Located Close To Local Shops, Schools & Excellent Transport Links, This Is A Beautifully Maintained, Energy-Efficient Home Ready To Move Straight Into.

Location

Situated In The Pleasant Hemlington Area Of Middlesbrough, 66 Ravensgill Road Provides A Well-Situated Home In A Peaceful Residential Setting With Easy Access To Local Amenities, Green Spaces, And Transport Links.

- Rose Wood Academy (Primary) – 7 Minutes’ Walk
- The King’s Academy (Secondary) – 9 Minutes’ Walk
- Coulby Medical Practice (GP) – 12 Minutes’ Walk
- Viewley Hill Shopping Centre / Local Shops – 8 Minutes’ Walk
- Hemlington Hall Academy (Primary / C of E) – 14 Minutes’ Walk
- Cygnets Newham House (Hospital / Health Facility) – 6 Minutes’ Walk
- Teesside Park / Major Retail Hub – 5 Minutes’ Drive
- Access To A19 / A66 – 4 Minutes’ Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

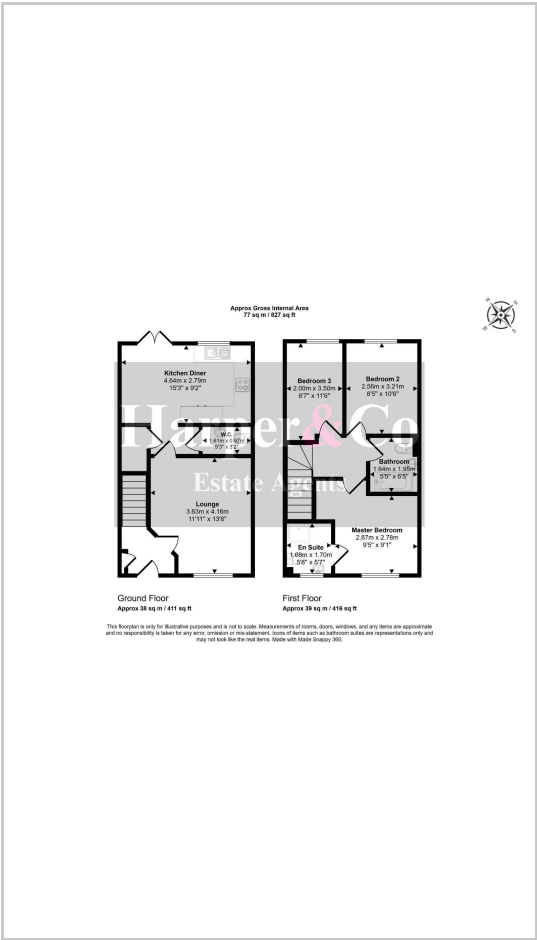
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

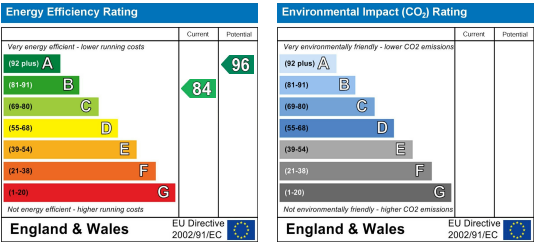
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.