



5 Eskdale, Middlesbrough, TS8 9LU

Offers in excess of £70,000

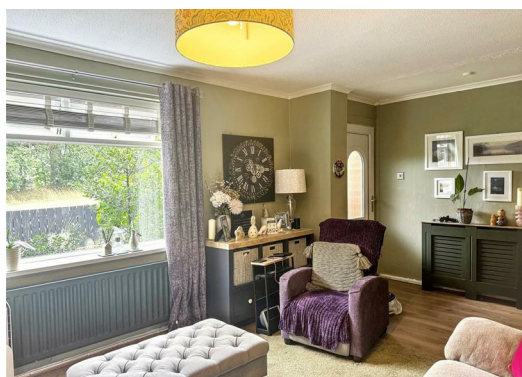
A spacious three bedroom mid-terrace property situated in the popular residential area of Hemlington, Middlesbrough. Offering approximately 958 sq ft (89.04 sq m) of accommodation, the property provides well-proportioned living space arranged over two floors and would make an excellent family home or investment opportunity.

The ground floor features a generous lounge/diner, separate kitchen and WC, while upstairs provides three bedrooms, including a larger master bedroom, together with a family bathroom.

Hemlington is a popular residential area to the south of Middlesbrough, offering a range of local shops, schools, leisure facilities and open spaces. The Viewley Hill Shopping Centre provides convenient everyday amenities, while nearby Coulby Newham offers further retail and leisure facilities.

For families, the area has a choice of local primary schools, including Viewley Hill Academy, St Gerard's RC Primary School and Hemlington Hall Academy, with The King's Academy serving secondary-age pupils in nearby Coulby Newham.

There are also excellent opportunities for outdoor recreation, with Hemlington Lake and its surrounding 39 acres of open parkland providing space for walking, running and enjoying the outdoors.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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