


# 8 Avalon Court, Hemlington

Offers Over **£155,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



# 8 Avalon Court

## Hemlington, Middlesbrough

An Impressive Extended Three Bedroom Semi-Detached Family Home Boasting a Fabulous 22ft Kitchen Breakfast Room, Versatile Living Space and An Enclosed Rear Garden.

- EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME – Offering generous and versatile accommodation, ideal for growing families looking for additional living space.
- IMPRESSIVE 22FT KITCHEN BREAKFAST ROOM – A fabulous extended kitchen stretching across the rear of the property, creating a fantastic hub for family life, cooking and entertaining.
- VERSATILE SEPARATE DINING ROOM / PLAYROOM – A flexible additional reception area that could be utilised as a formal dining room, children's playroom or home office.
- SPACIOUS SEPARATE LIVING ROOM – A comfortable and welcoming reception room, providing the perfect space to relax and unwind.
- USEFUL UTILITY AREA – Providing valuable additional space for laundry appliances and everyday household essentials.
- THREE WELL-PROPORTIONED BEDROOMS – Located on the first floor, offering comfortable accommodation for families, guests or those requiring a dedicated home office.



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## Hemlington, Middlesbrough

- FAMILY BATHROOM – Serving all three first-floor bedrooms and completing the accommodation.
- BLOCK-PAVED FRONTAGE & SINGLE GARAGE – Offering practical off-road parking, together with useful garage space for storage or secure parking.
- ENCLOSED LAWNED REAR GARDEN – A lovely outdoor space, ideal for children, family gatherings and enjoying the warmer months.
- POPULAR HEMLINGTON LOCATION WITH EXCELLENT TRANSPORT LINKS – Convenient for local schools, shops and amenities, with easy access to the A19, A66 and A174 for commuting throughout Teesside and beyond.

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Hemlington, Middlesbrough

**A fantastic opportunity to purchase this extended three-bedroom semi-detached family home**, offering spacious and versatile accommodation perfectly suited to modern family living. Situated in a popular residential location within Hemlington, the property benefits from a superb 22ft kitchen breakfast room, multiple reception areas and excellent access to local amenities and major road networks.

The standout feature of this lovely home is undoubtedly the **impressive 22ft kitchen breakfast room**, which stretches across the rear of the property, creating a wonderful space for everyday family life and entertaining. Complementing the kitchen is a separate dining area, which could equally serve as a children's playroom, home office or additional family space.

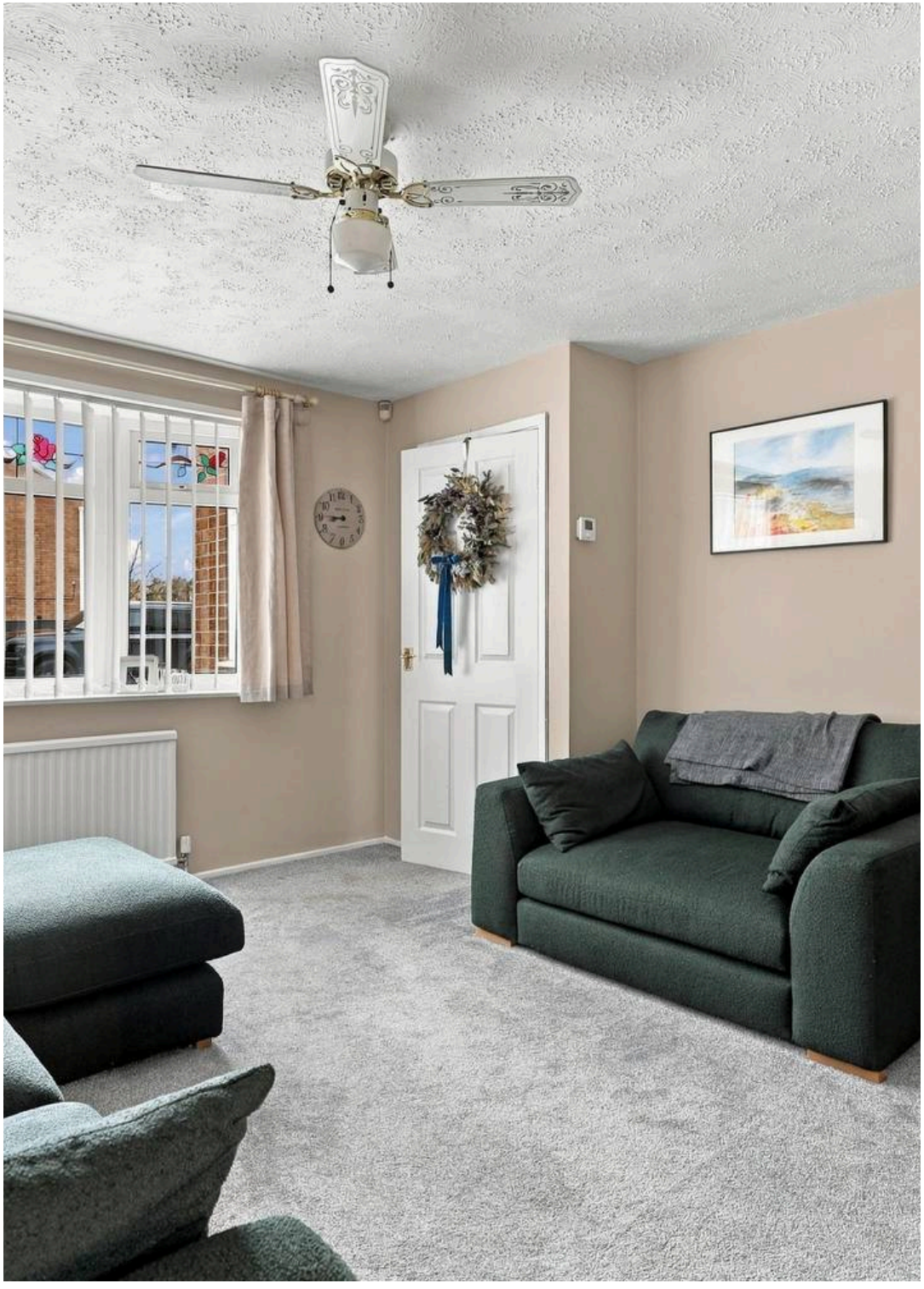
A separate living room provides a comfortable place to relax, while the useful utility area adds further practicality to the ground floor accommodation.

To the first floor are **three well-proportioned bedrooms and a family bathroom**, providing comfortable accommodation for growing families.

Externally, the property benefits from a **block-paved frontage and a single garage**, offering valuable off-road parking and storage. To the rear is an enclosed lawned garden, providing an ideal space for children to play, outdoor dining and summer entertaining.

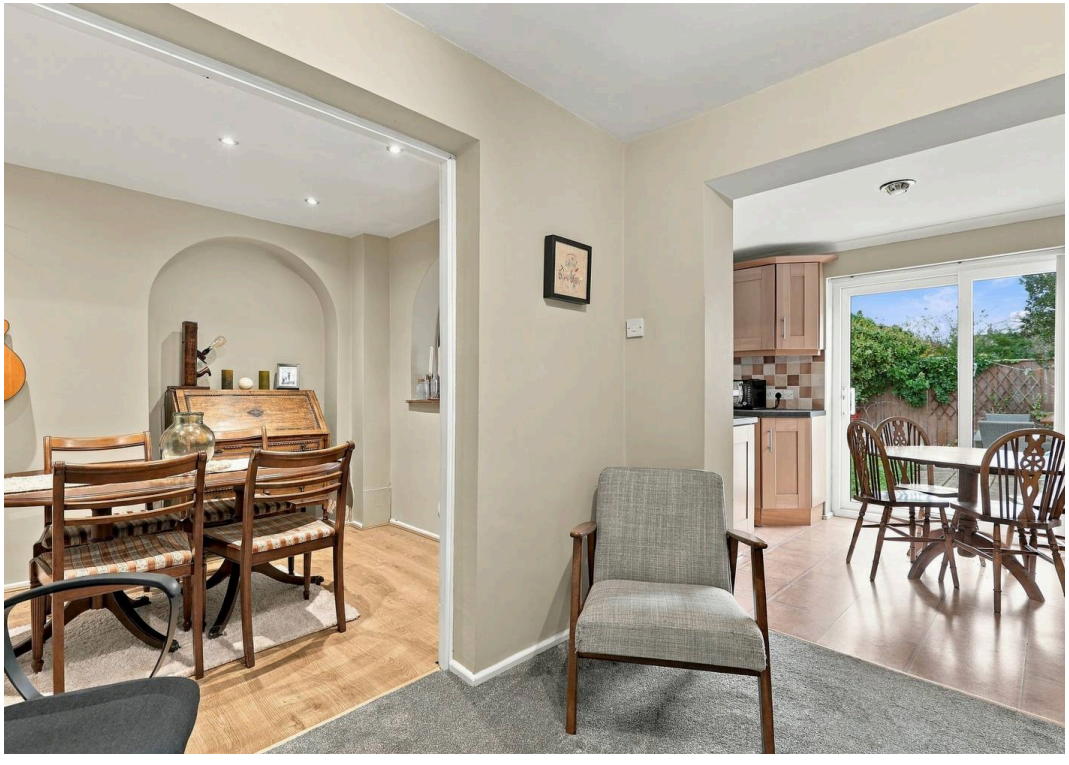
Conveniently positioned for local shops, schools and everyday amenities, the property also enjoys excellent access to the **A19, A66 and A174**, making it particularly appealing to families and commuters alike.

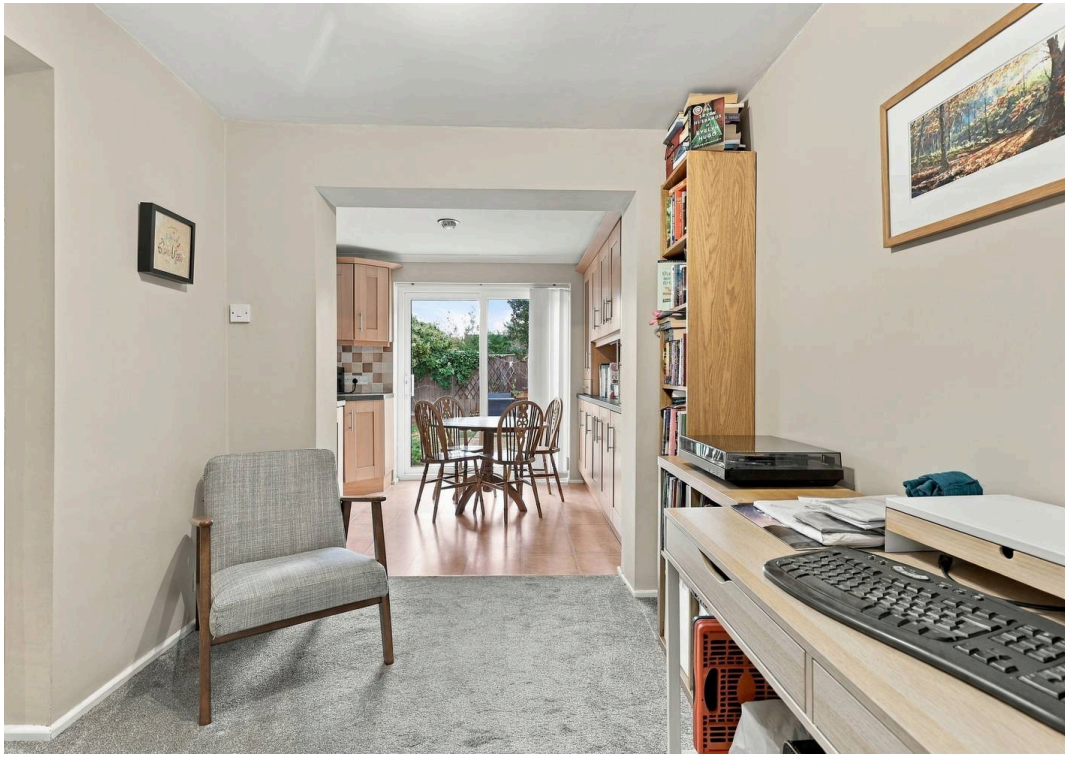
**A spacious and versatile family home with an impressive extended kitchen breakfast room – early viewing is highly recommended to fully appreciate the accommodation on offer.**











**Buyers Identification Check(s)**
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:**
DP/LS/16112026

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

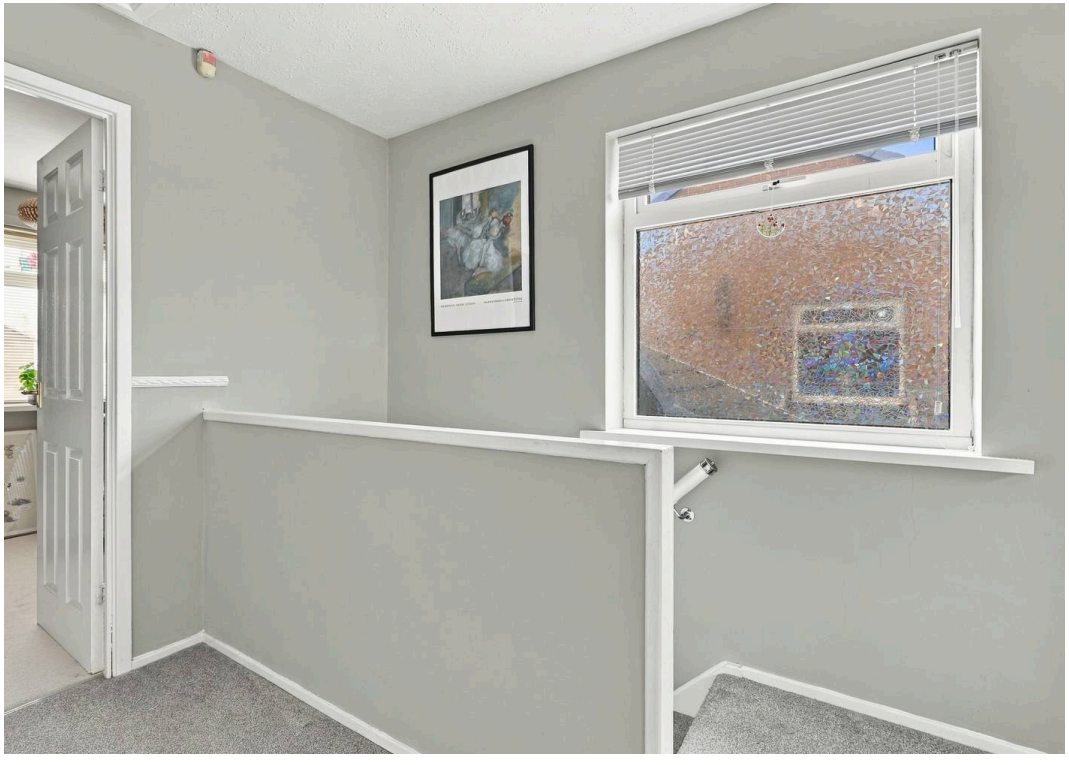




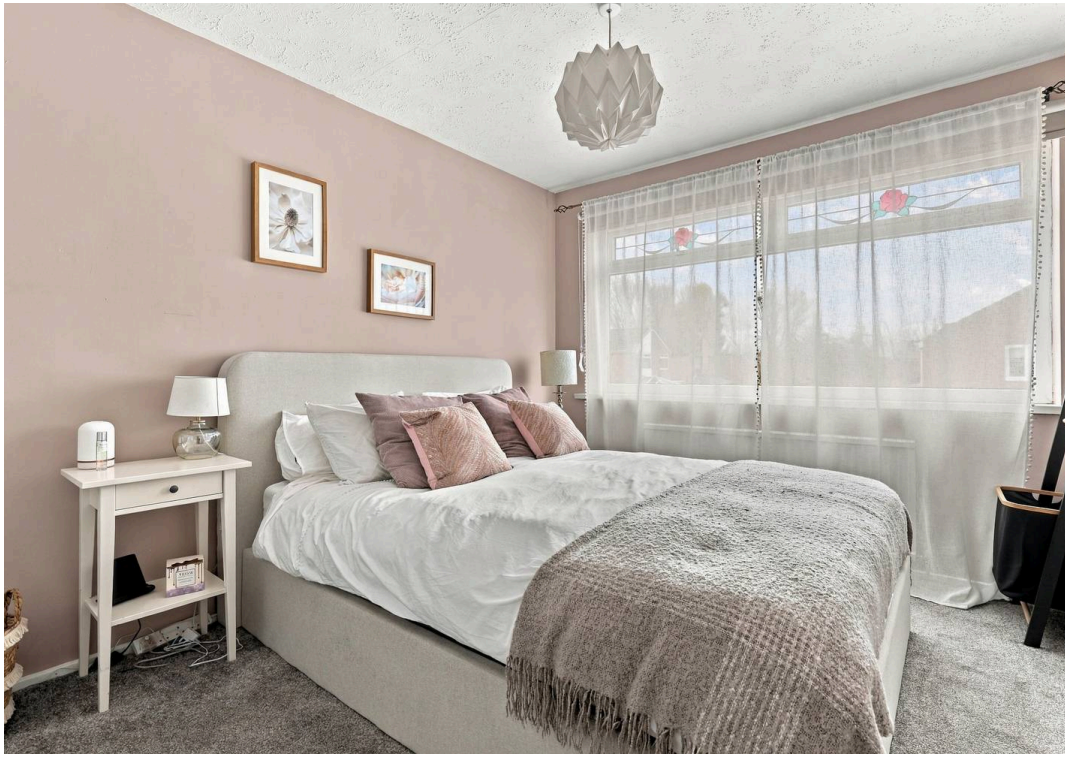












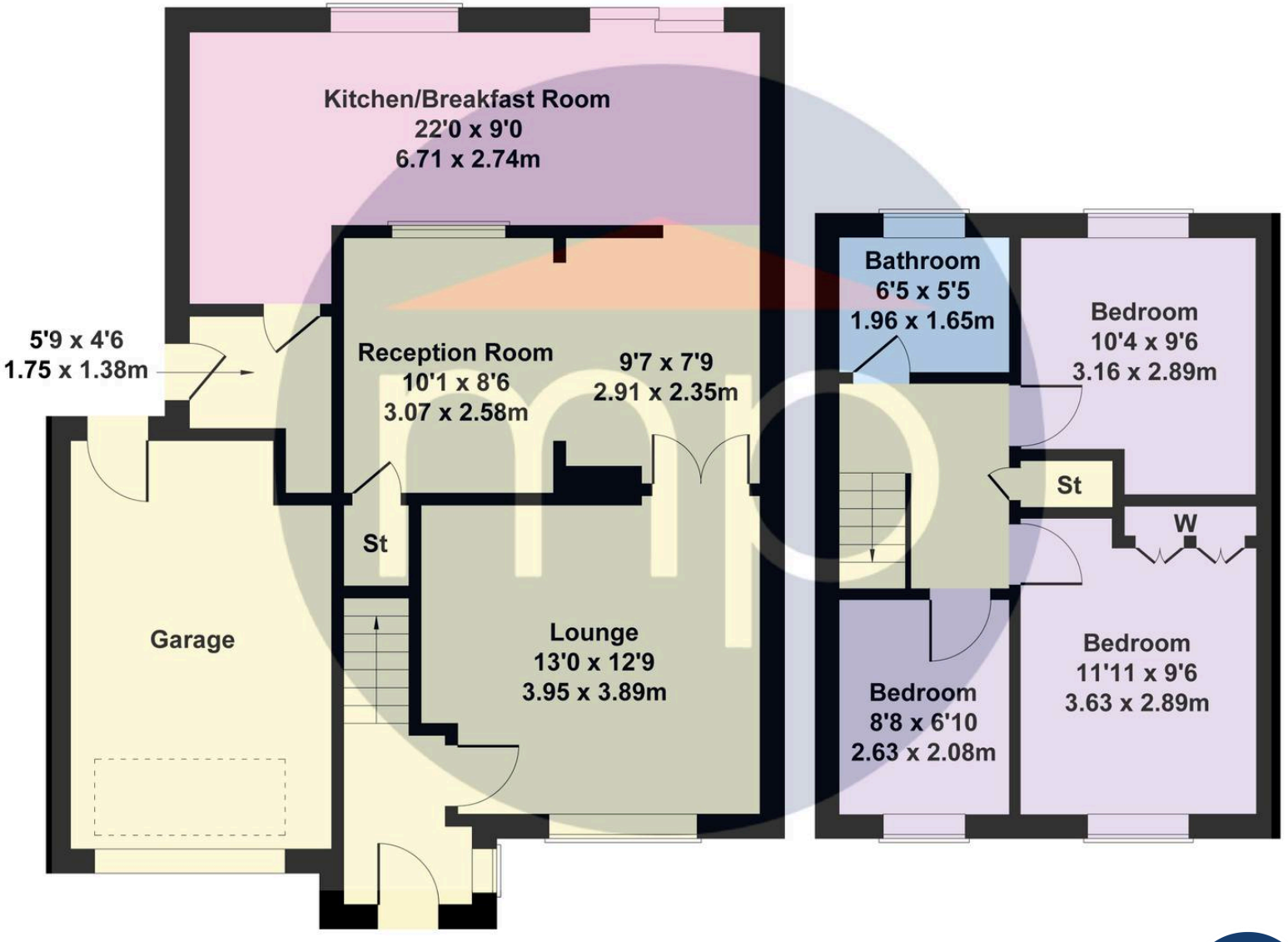



FRIENDS



# Avalon Court

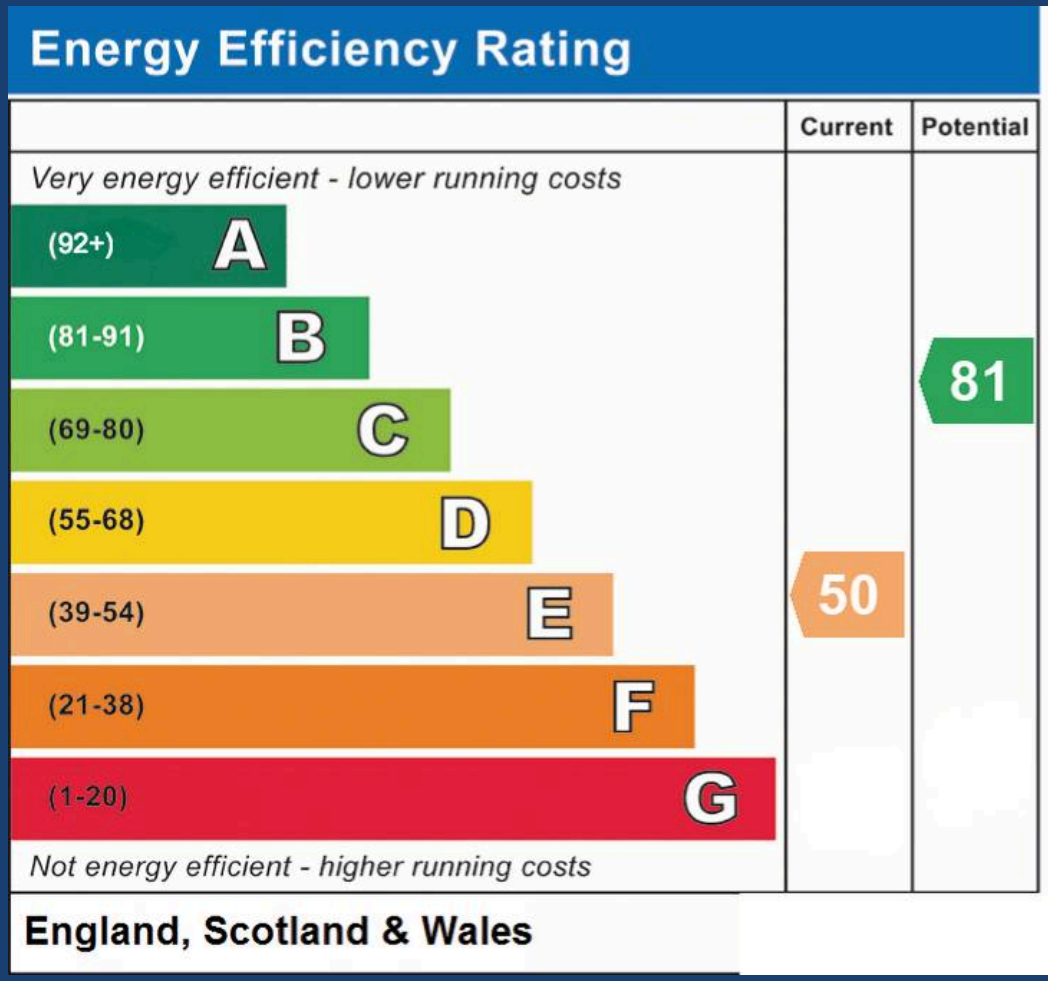
**Approximate Gross Internal Area**
**1044 sq ft - 97 sq m**
**(Excluding Garage)**

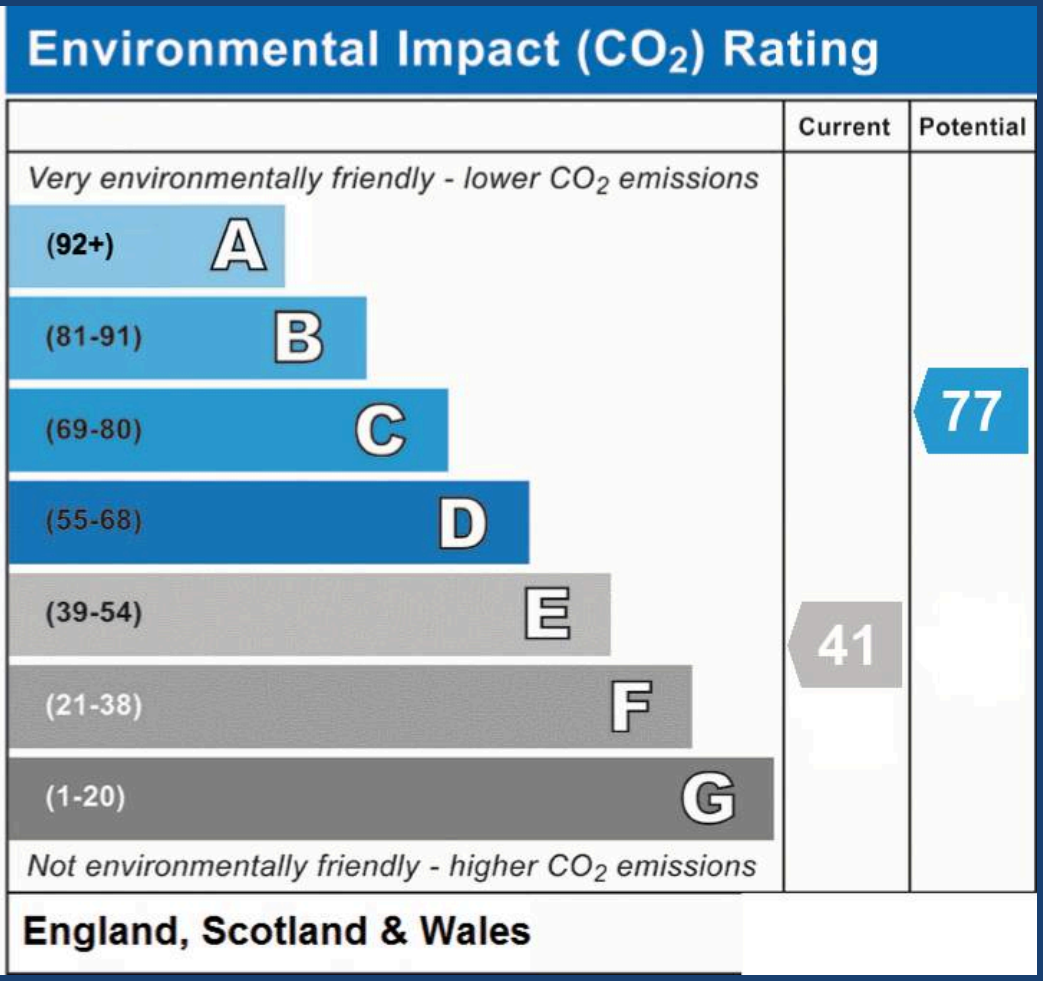



**GROUND FLOOR** **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
**For Illustrative Purposes Only.**

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## Michael Poole

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