



## Parnaby Way, Middlesbrough, TS8 9NG

This beautifully presented three bedroom semi-detached home is situated in the popular Saffron Gardens development. Built by Taylor Wimpey in 2021 to their "Gosford" design, the property combines modern style with practical living spaces and retains the remainder of the NHBC certificate.

The ground floor features a hallway leading to a spacious lounge, a convenient downstairs W/C, and an open plan kitchen/dining area. The kitchen is fitted with contemporary units and quality integrated appliances, including a double oven, induction hob, dishwasher, fridge/freezer and washer/dryer. French doors open directly onto the rear garden, creating a seamless flow between indoors and outdoors.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while a modern family bathroom, with a shower over the bath, serves the remaining bedrooms.

The home is equipped with gas central heating and double glazing throughout.

Externally, the property offers a lawned front garden and a long driveway providing off-road parking for at least two cars. The generous rear garden is mainly laid to lawn, offering ample space for outdoor enjoyment.

Ideally located between the charming village of Stainton and Coulby Newham, offering easy access to the Parkway Shopping Centre, and leisure facilities at The Rainbow Leisure Centre nearby. The bustling town of Stokesley is just over a 10-minute drive away, offering even more shops, dining, and amenities. Commuters will appreciate being just minutes from the A174, connecting swiftly to the A19 via the Parkway Interchange.

Offers Over £190,000



# Parnaby Way, Middlesbrough, TS8 9NG

HALL

LOUNGE

13'10" x 12'2" (4.22m x 3.71m)

CLOAK ROOM/WC

5'11" x 3'4" (1.80m x 1.02m)

KITCHEN/DINING ROOM

15'7" x 9'6" (4.75m x 2.90m)

LANDING

BEDROOM ONE

11'2" x 9'9" (3.40m x 2.97m)

ENSUITE

5'9" x 5'72 (1.75m x 1.52m)

BEDROOM TWO

10'10" x 8'7" (3.30m x 2.62m)

BEDROOM THREE

11'8" x 6'9" (3.56m x 2.06m)

BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

AML PROCEDURE

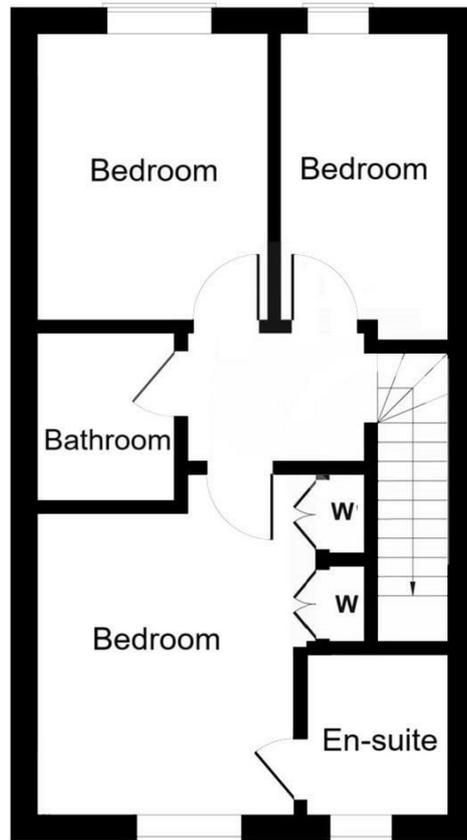
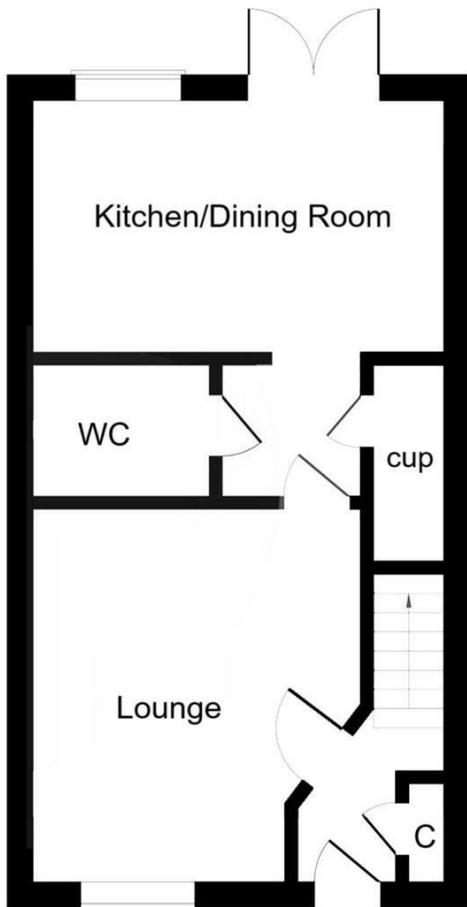
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



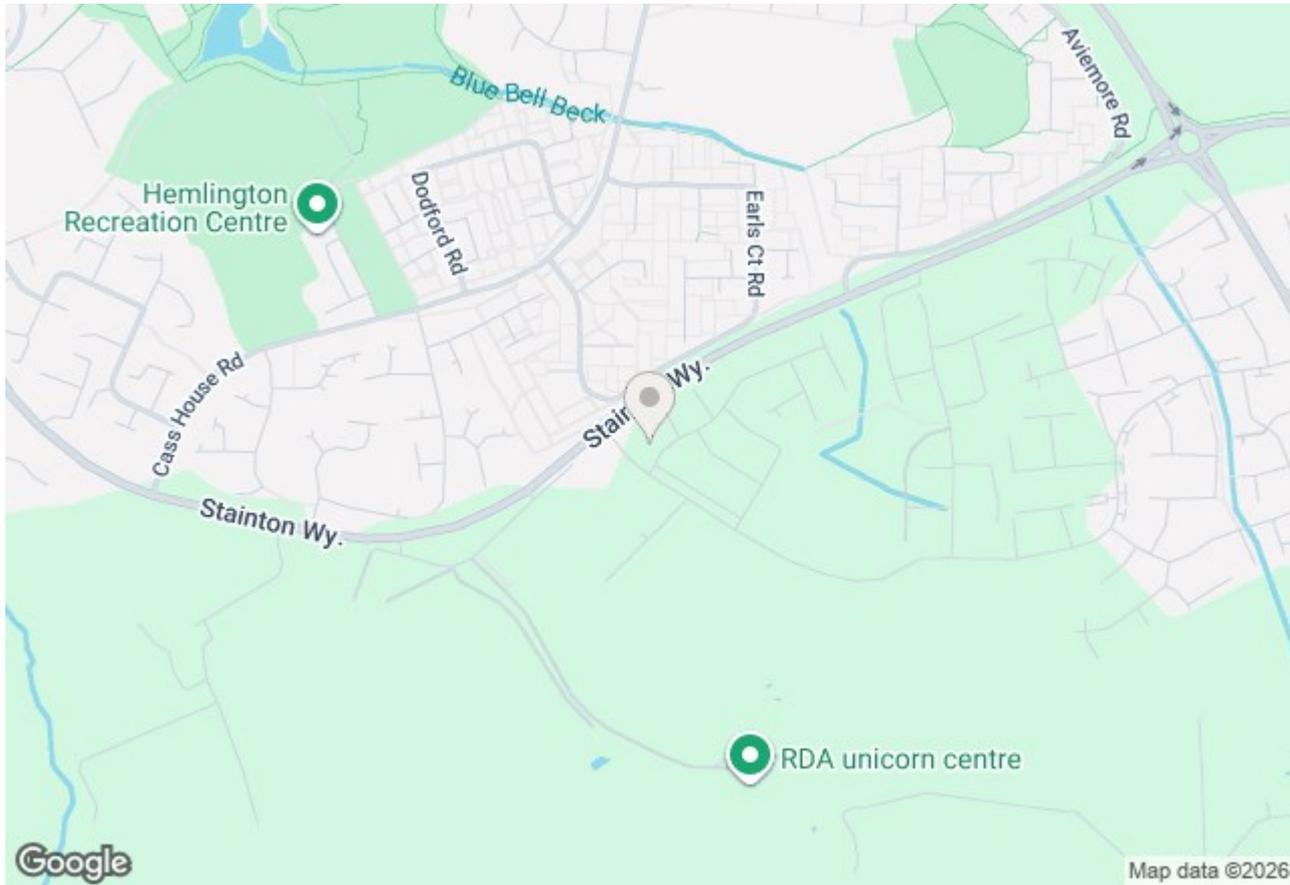
Parnaby Way, Middlesbrough, TS8 9NG



Parnaby Way, Middlesbrough, TS8 9NG



# Parnaby Way, Middlesbrough, TS8 9NG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Parnaby Way, Middlesbrough, TS8 9NG

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657