





Brookes Lane, Hemlington Middlesbrough TS8 9GE

manners & harrison

welcome to

Brookes Lane, Hemlington Middlesbrough

A lovely three-bedroom home, ideal for first-time buyers and families, with a spacious lounge and kitchen/diner. Benefitting from front and rear gardens, a driveway and garage, the property is ready to move straight into.

Entrance Hall
Enter through UPVC double glazed door into hallway, radiator, access to lounge.

Lounge
16' 4" x 10' 4" (4.98m x 3.15m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Mid Hallway
Access to downstairs W/C, staircase to first floor.

Kitchen/Diner
18' 9" x 7' 8" (5.71m x 2.34m)
Range of base and wall units with complementary work surfaces, integral electric oven, four ring gas hob, 1 1/2 bowl sink with draining board and mixer tap, extractor unit, UPVC double glazed window to rear, UPVC double glazed patio doors to rear, radiator.

Downstairs W/C
Toilet, wash hand basin, extractor unit, radiator.

Landing
Void loft access.

Bathroom
Toilet, wash hand basin, bath, wall mounted shower, UPVC double glazed window to side, radiator.

Bedroom 1
14' 3" x 9' 9" (4.34m x 2.97m)
UPVC double glazed window to front, radiator, access to en suite.

En Suite
Toilet, wash hand basin, double shower cubicle, wall mounted shower, UPVC double glazed window to front.

Bedroom 2
11' 3" x 8' 9" (3.43m x 2.67m)
UPVC double glazed window to rear, radiator.

Bedroom 3
8' 6" x 7' 11" (2.59m x 2.41m)
UPVC double glazed window to rear, radiator, fitted wardrobes.

Externally
Rear Garden
Patio seating area, raised flower bed edges, turfed garden, enclosed by timber fencing.

Front Garden
Driveway leading to garage.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









view this property online mannersandharrison.co.uk/Property/MAR112795

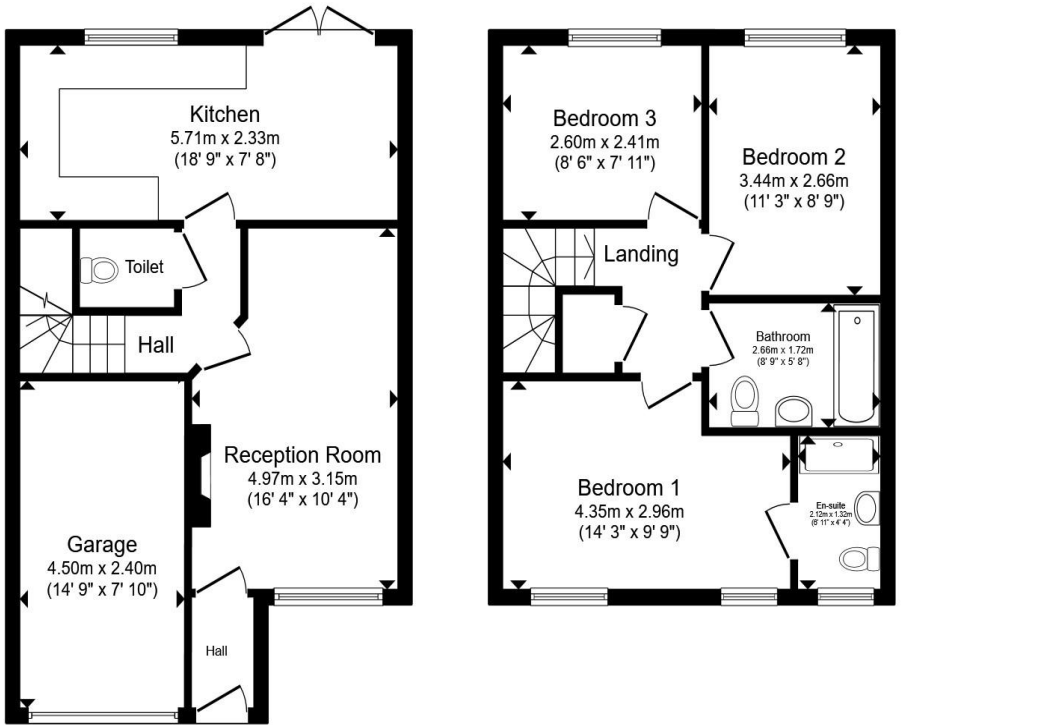
welcome to

Brookes Lane, Hemlington Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- READY TO MOVE INTO
- DOWNSTAIRS W/C
- SOUTH FACING REAR GARDEN
- DRIVEWAY LEADING TO GARAGE

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

£190,000



Total floor area 79.8 m² (859 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/MAR112795

The Property Ombudsman

Property Ref:
MAR112795 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.