

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Blackhall Sands**

, Middlesbrough, TS5 8UP

£950 Per Month

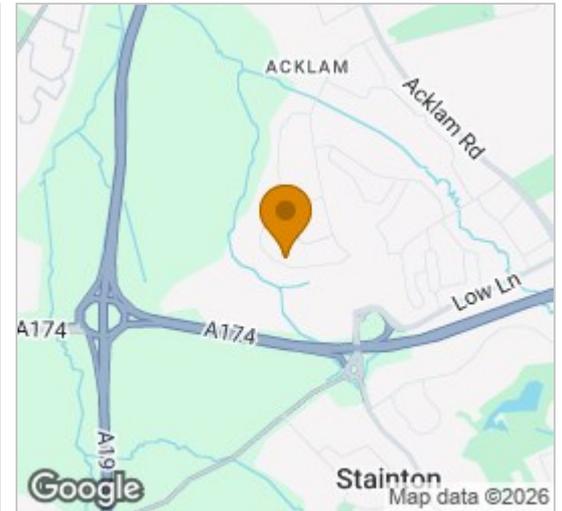


Council Tax:

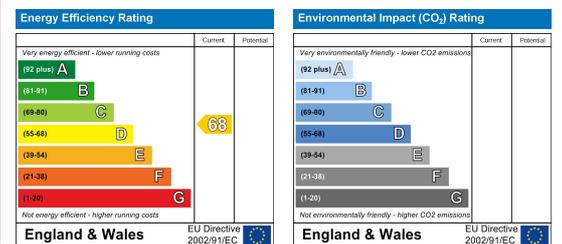
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.



Nestled in the charming area of Blackhall Sands, Middlesbrough, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 958 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The three generously sized bedrooms provide ample room for relaxation and personalisation, making it easy to create your own sanctuary. The bathroom is well-appointed, catering to all your daily needs.

Built in 1976, this home has been thoughtfully maintained, showcasing a character that blends seamlessly with modern living. The property also benefits from parking for up to three vehicles, a valuable feature in this desirable location.

Blackhall Sands is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. With local amenities and transport links nearby, this property offers both tranquility and accessibility.

In summary, this house in Blackhall Sands presents a wonderful opportunity for anyone seeking a comfortable and spacious home in a lovely area. Do not miss the chance to make this charming property your own.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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