



Cookson Road, Hemlington, Middlesbrough, TS8 9LH

This attractive three bedroom semi-detached home offers modern comfort and a thoughtful layout. Built by Taylor Wimpey to their popular Gosford design, it delivers contemporary styling, practical living spaces and the remainder of the NHBC warranty.

The ground floor opens with a welcoming hallway that leads into a lounge. There is a handy downstairs WC, and the rear of the home is dedicated to an open plan kitchen and dining area. Sleek units and integrated appliances, including a double oven, hob, dishwasher, fridge/freezer and washing machine create a functional space, and French doors open the space out to the garden.

Upstairs, three bedrooms provide comfortable accommodation. The main bedroom enjoys its own en-suite shower room and fitted wardrobes, and the remaining rooms are served by a stylish family bathroom complete with a shower over the bath. The property benefits from gas central heating and double glazing throughout.

Outside, the home features a neat lawned frontage and a long driveway capable of accommodating at least two vehicles. The rear garden is a generous size, landscaped with a lawn, patio area and planted borders, offering plenty of space for relaxing or entertaining.

This development sits between Stainton and Coulby Newham, giving easy access to the Parkway Shopping Centre and leisure facilities at The Rainbow Leisure Centre. Stokesley is just over ten minutes away by car, providing further shops, cafes and amenities. For commuters, the A174 is only moments from the development, linking quickly to the A19 via the Parkway Interchange.

£185,000



Cookson Road, Hemlington, Middlesbrough, TS8 9LH

- HALL
- LOUNGE
13'11" x 12'2" (4.24m x 3.71m)
- KITCHEN/DINING ROOM
15'6" x 9'5" (4.72m x 2.87m)
- DOWNSTAIRS WC
5'4" x 3'4" (1.63m x 1.02m)
- LANDING
- BEDROOM ONE
11'2" x 10'2" (3.40m x 3.10m)
- ENSUITE
5'9" x 5'8" (1.75m x 1.73m)
- BEDROOM TWO
10'11"x 8'8" (3.33mx 2.64m)
- BEDROOM THREE
11'8" x 6'8" (3.56m x 2.03m)
- BATHROOM
6'7" x 5'5" (2.01m x 1.65m)

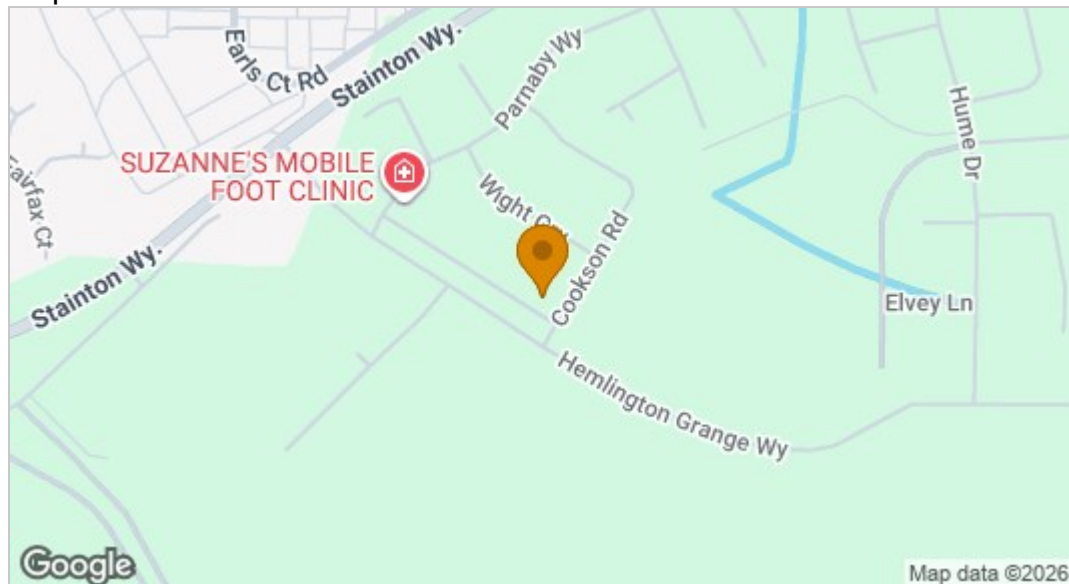
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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







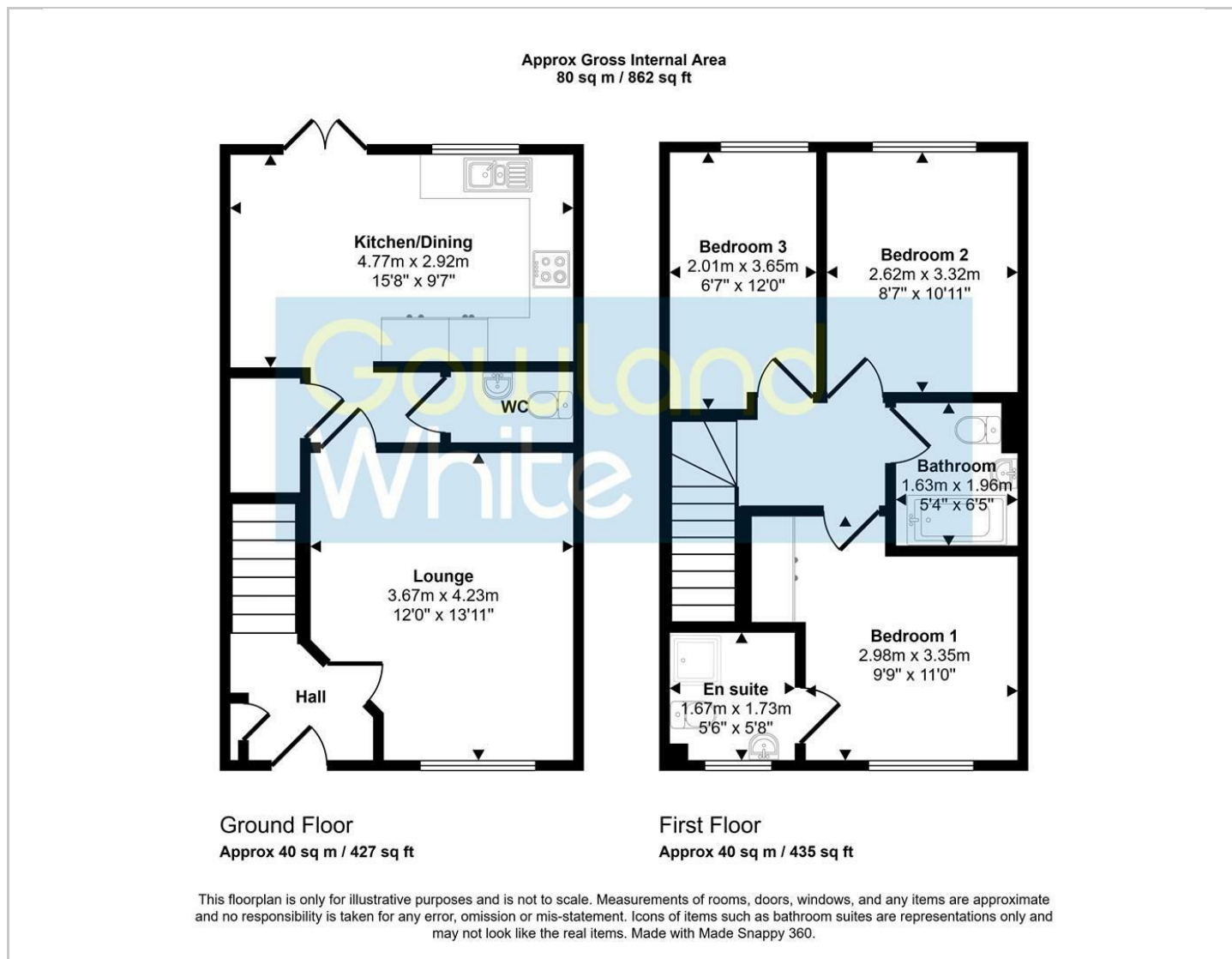
Map



EPC graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

Floor Plan



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.

17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>