

PARNABY WAY, HEMLINGTON, MIDDLESBROUGH, TS8 9NG



- ▲ A Spacious Modern Four Bedroom Detached Home
- ▲ Built by Taylor Wimpey in 2021
- ▲ Spacious Landscaped Garden Offering Easy Maintenance
- ▲ Driveway to Large Garage
- ▲ Upgraded Fitted Kitchen & Family Bathroom
- ▲ Ground Floor WC
- ▲ Master Bedroom with Dressing Room & En-Suite Shower Room
- ▲ Sought After Location
- ▲ Easy Access to the A174, A19 & A66

£260,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A spacious and improved four bedroom detached family home built by Taylor Wimpey on this popular development in Hemlington offering easy access to the A174, A19 and A66. Features include an upgraded fitted kitchen diner and family bathroom, separate living room, master bedroom with en-suite shower room and dressing room, landscaped rear garden and double width driveway to a large garage. Early viewing advised.

GROUND FLOOR

ENTRANCE HALL - With storage cupboard.

GROUND FLOOR WC - With low level WC and wash hand basin.

LOUNGE - 4.55m x 3.86m (14'11" x 12'8")

KITCHEN DINER - 5.4m x 2.9m (17'9" x 9'6")

With a range of upgraded shaker design fitted wall and floor units. Appliances include an oven and microwave, gas hob with extractor over, washing machine, dishwasher and fridge freezer. Spotlighting and French doors open to the rear garden.

FIRST FLOOR

LANDING - A spacious landing with airing cupboard.

MASTER BEDROOM - 3.96m x 3.86m (13' x 12'8")
With dressing room.

EN-SUITE SHOWER ROOM - With shower cubicle, floating basin and low level WC.

BEDROOM TWO - 3.48m x 3.38m (11'5" x 11'1")

BEDROOM THREE - 4.55m x 3.15m (14'11" x 10'4")

BEDROOM FOUR - 2.9m x 2.87m (9'6" x 9'5")

FAMILY BATHROOM - Upgraded suite comprising team cabinet with multi jet shower and jacuzzi style bath, low level WC and wash hand basin set into vanity style unit.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



PARNABY WAY, TS8 9NG

EXTERNALLY

PARKING, GARAGE & GARDEN - Externally a double width driveway leads to a large garage and to the rear there is a generous landscaped garden.

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/NUN260359/29052026

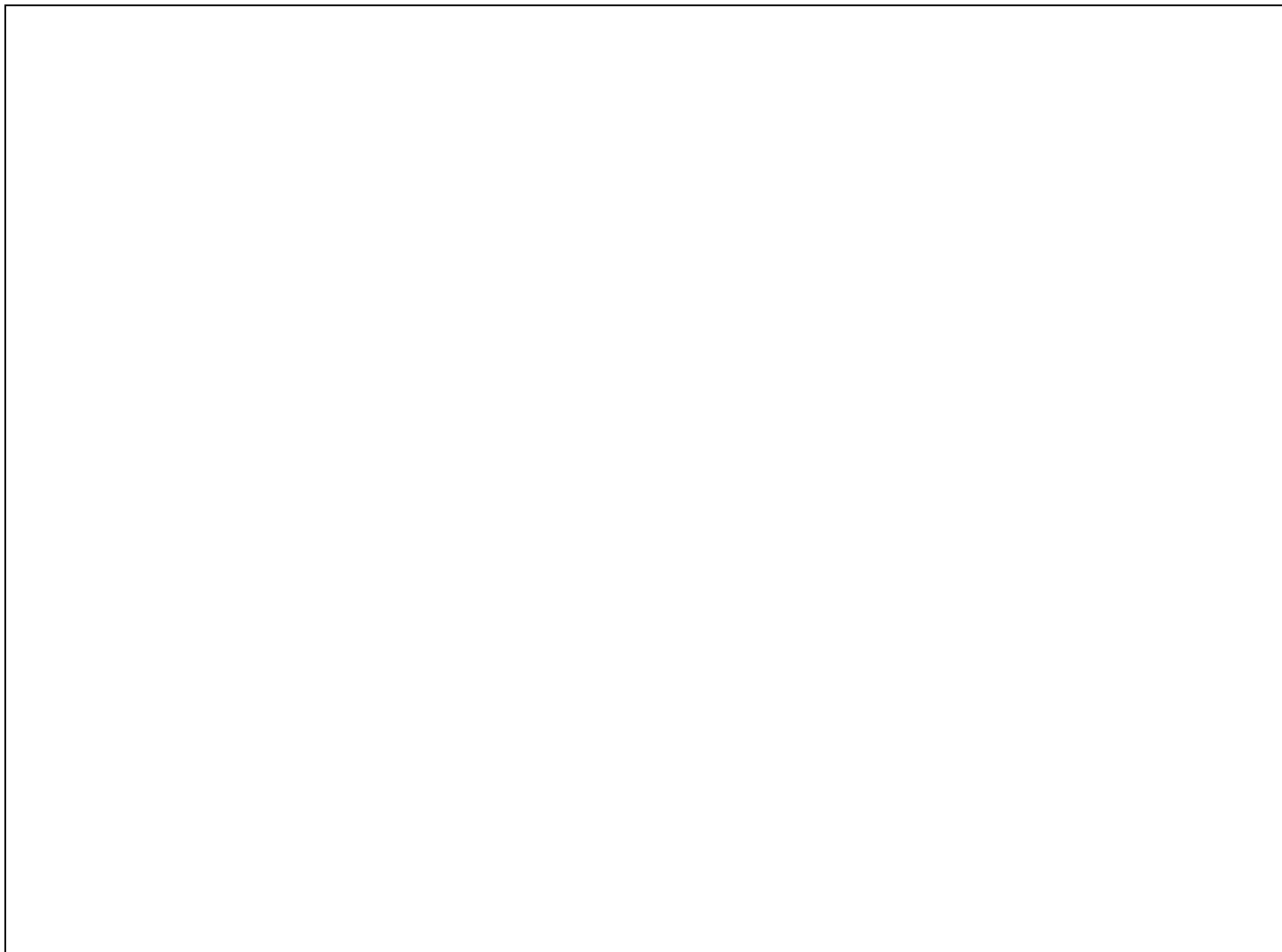
Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625



PARNABY WAY, TS8 9NG





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS