



Newquay Close, Hemlington Middlesbrough TS8 9PS

welcome to

Newquay Close, Hemlington Middlesbrough

Occupying an impressive corner position, this substantial four bedroom detached home enjoys a generous and private setting, complete with a double garage and ample driveway parking.

Entrance Hall

Access via composite door to front, UPVC double glazed window to front, radiator, under stair storage, hand made bespoke veneered oak stairs to first floor, karndean flooring.

Downstairs Shower Room

Double shower, extractor, toilet, vanity style wash hand basin, UPVC double glazed opaque window to side, radiator.

Kitchen/Diner

8' 9" x 28' 6" (2.67m x 8.69m)

Two UPVC double glazed windows to side, UPVC double glazed window to front, french doors to rear, luxury vinyl tiled flooring, two radiators, fitted kitchen with a range of base and wall units with solid oak worktops, double oven, five ring gas hob, dishwasher, integral washing machine, single bowl single drainer stainless steel unit with mixer tap, recess for fridge/freezer, integral microwave.

Lounge

15' 8" x 10' 3" (4.78m x 3.12m)

UPVC double glazed french doors to rear garden, UPVC double glazed window to side, radiator, door access to dining room.

Landing

UPVC double glazed split level window to side, boarded loft with pull down ladder, storage cupboard.

Bedroom 1

15' 5" x 8' 1" (4.70m x 2.46m)

UPVC double glazed window to front, radiator, fitted wardrobes, fitted dressing area.

Bedroom 2

8' 11" x 13' (2.72m x 3.96m)

UPVC double glazed window to rear, radiator.

Bedroom 3

9' 2" x 10' 6" (2.79m x 3.20m)

UPVC double glazed window to rear, radiator, dado rail.

Bedroom 4

10' 6" x 6' 9" (3.20m x 2.06m)

UPVC double glazed window to front, radiator.

Bathroom

Free standing bath, wall mounted vanity style wash hand basin, toilet, UPVC double glazed opaque window to side, spotlights to ceiling, LVT herringbone flooring, heated brushed gold towel style radiator.

Externally Rear Garden

Split level garden, mature flower bed edging and shrubbery, patio area which get the sun, decking area with bespoke built summer house with lighting and electricity, greenhouse.

Front Garden

Double garage, electric roller shutters with lighting and electricity, three car driveway.





view this property online mannersandharrison.co.uk/Property/MAR111728



welcome to

Newquay Close, Hemlington Middlesbrough

- READY TO MOVE INTO
- MODERN THROUGHOUT
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GARAGE
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: C

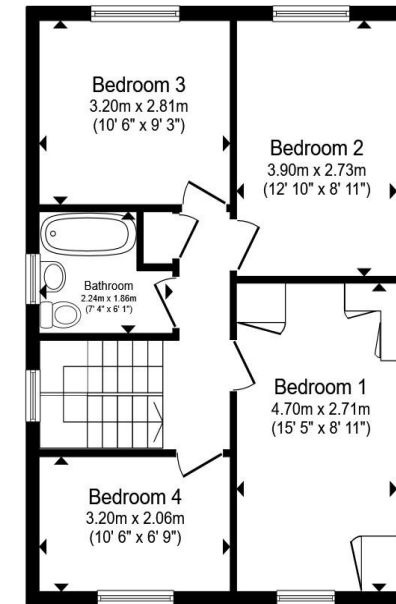
Council Tax Band: D

offers in the region of

£235,000



Ground Floor



First Floor

Total floor area 109.3 m² (1,176 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



view this property online mannersandharrison.co.uk/Property/MAR111728



Property Ref:
MAR111728 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk