



41 Carson Place, Hemlington

Offers in Region of **£270,000**





41 Carson Place

Hemlington, Middlesbrough

A modern 4 bed detached home built by Persimmon Homes offering well-planned and spacious accommodation with driveway to the rear, single garage and there are generous front and rear gardens.

- A Modern & Spacious Four Bedroom Detached House
- Built by Persimmon Homes on This popular Modern Development
- Two Reception Rooms
- 19ft Plus Modern Fitted Kitchen Breakfast Room
- Utility Room & Ground Floor WC
- Four Generous Size Bedrooms
- Modern En-Suite Shower Room & Modern Family Bathroom
- Double Driveway to Detached Single Garage to the Rear Elevation
- Generous Size Front & Rear Garden
- Easy Access to the A174, A19 & A66

41 Carson Place

Hemlington, Middlesbrough

A modern four bedroom detached home built by Persimmon Homes and offering well-planned and spacious accommodation featuring two reception rooms, open plan kitchen breakfast room, separate utility and ground floor WC, four generous bedrooms, master with en-suite shower room, modern family bathroom, driveway to the rear leading to a single garage and there are generous front and rear gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hall

With staircase to the first floor.

Living Room

13' 0" x 11' 0" (3.96m x 3.35m)

Dining Room/Snug

9' 11" x 9' 9" (3.02m x 2.97m)

Kitchen Breakfast Room

19' 8" x 9' 9" (6.00m x 2.97m)

With a modern range of fitted wall and floor units, complementing work surfaces, integrated fridge and freezer, electric oven, gas hob with extractor over and dishwasher. French doors open to the rear elevation.

Utility Room

With floor units, work surface, integrated washing machine, space for tumble dryer, wall mounted boiler and rear external door.

Ground Floor WC

With low level WC and wash hand basin.

FIRST FLOOR

Bedroom One

11' 10" x 10' 11" (3.60m x 3.33m)

With built-in wardrobe.

En-Suite Shower Room

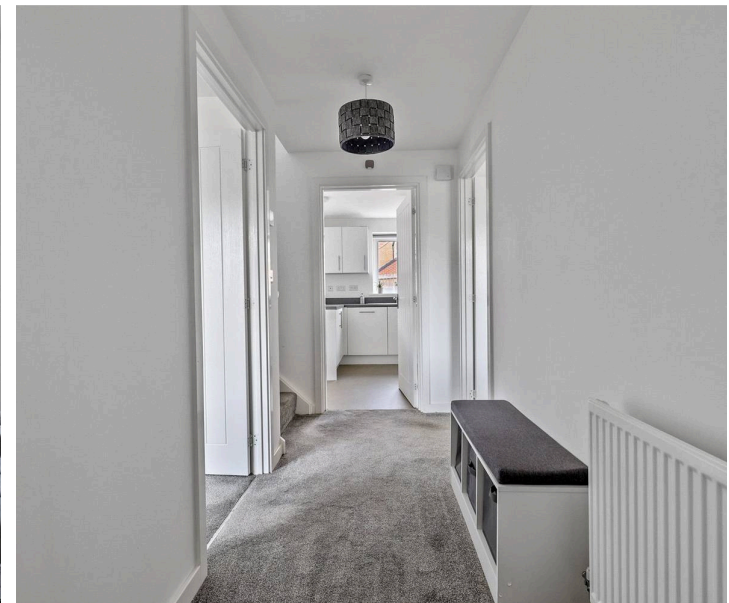
A modern suite comprising shower cubicle, low level WC and wash hand basin.

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m)

Bedroom Three

9' 9" x 9' 3" (2.97m x 2.82m)



Bedroom Four

7' 10" x 6' 8" (2.40m x 2.03m)

Bathroom

Modern suite comprising bath with shower over and screen, low level WC and wash hand basin.

EXTERNALLY

Parking & Garage

Externally there is a driveway leading to a single garage to the rear elevation.

Gardens

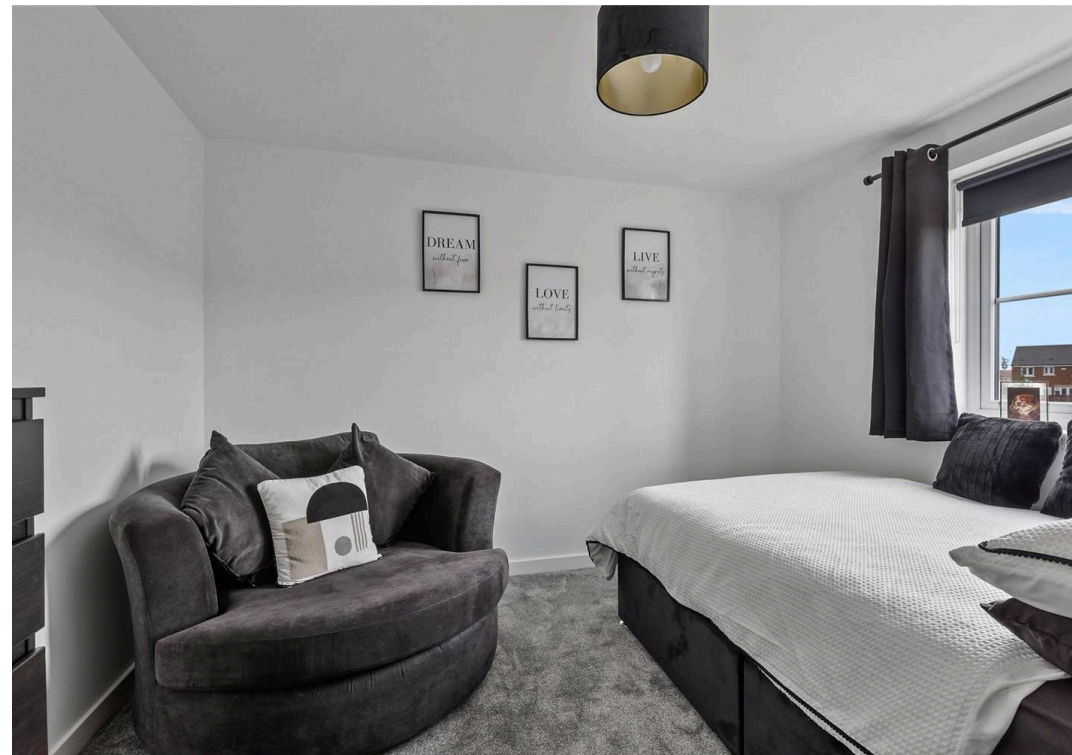
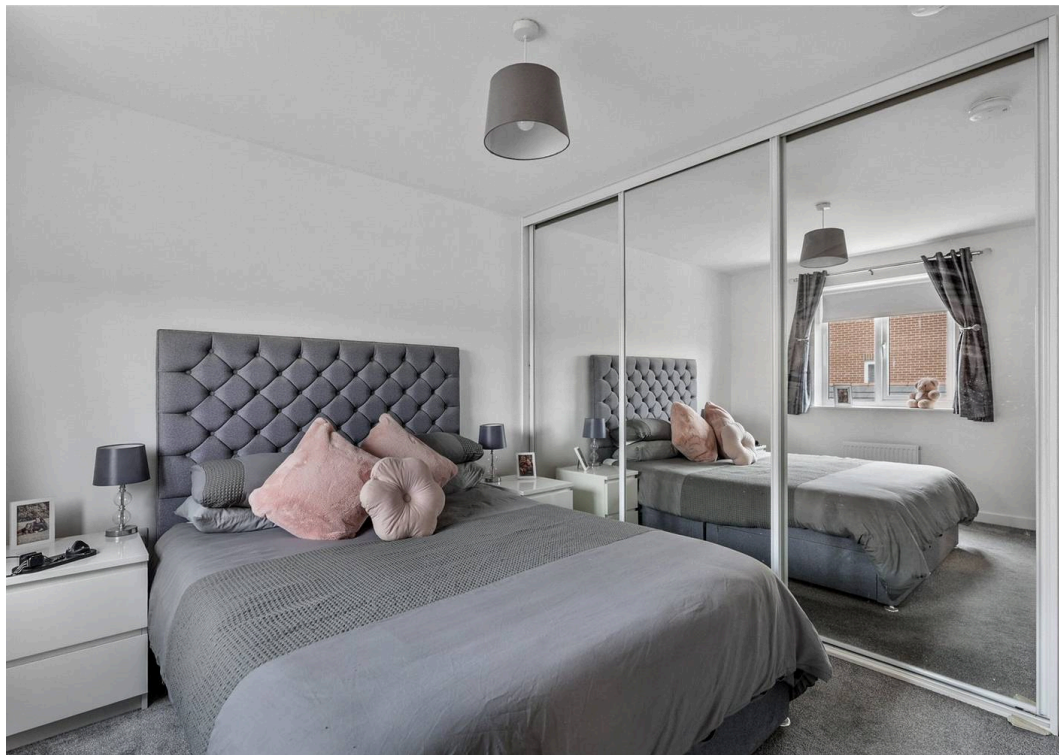
Open plan front garden and a lovely enclosed landscaped garden to the rear with spacious patio, lawn and sleeper borders.

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.



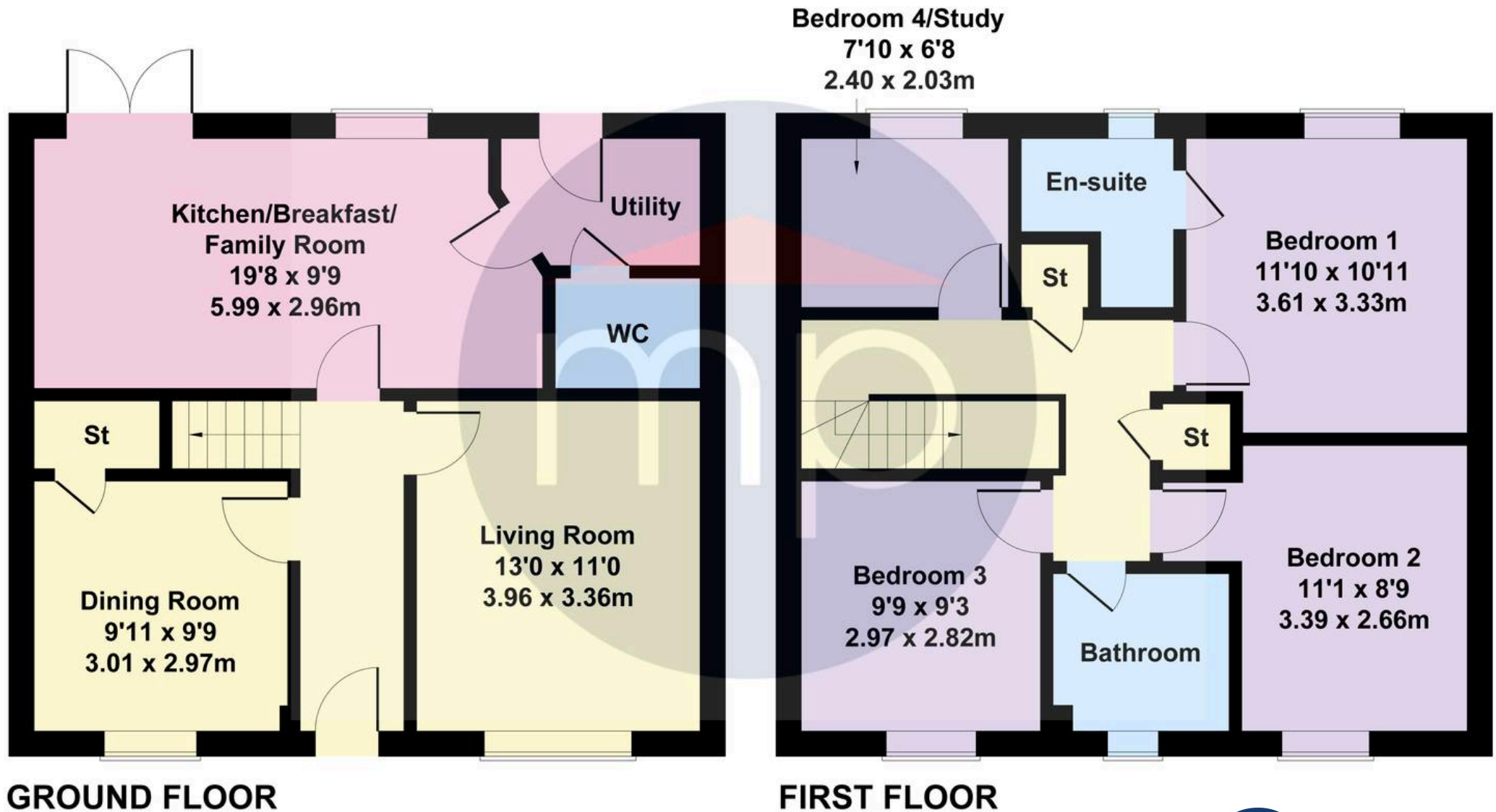






Carson Place

Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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