GowlandWhite



Cookson Road, Hemlington, Middlesbrough, TS8 9LH

This attractive three bedroom semi-detached home presented with NO ONWARD CHAIN, 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 up to three 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.

£180,000

3 2 1 B

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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" (3.33m x 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.





















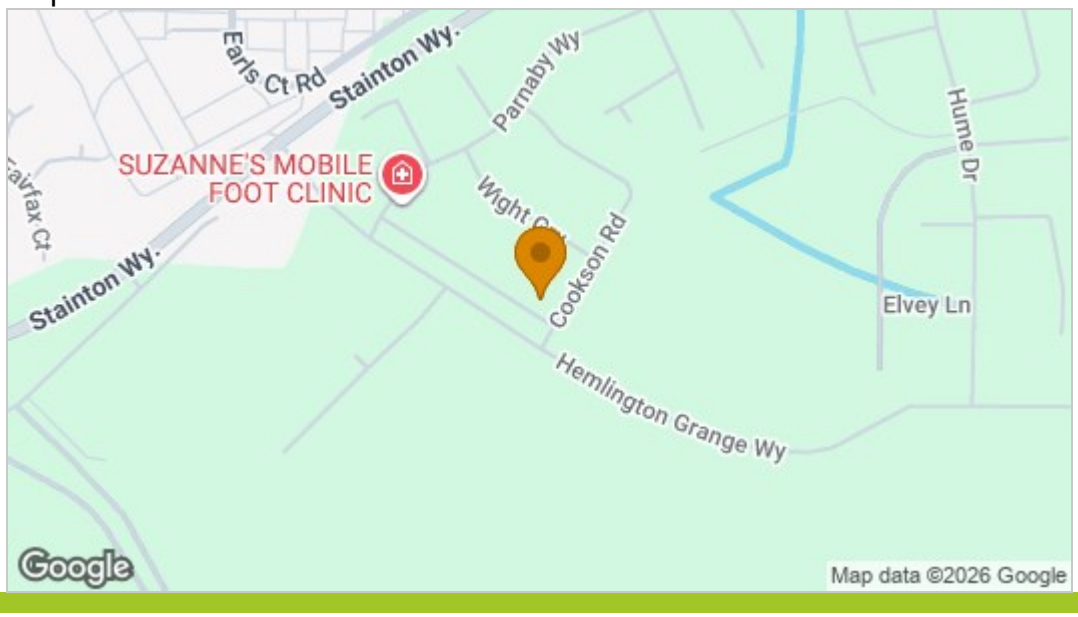



FRIEND
LOVELIEST

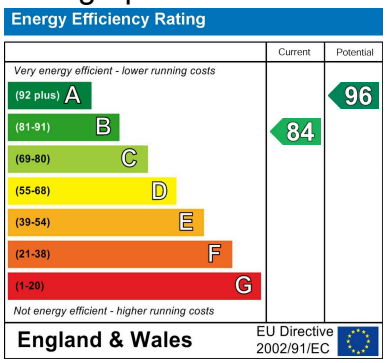




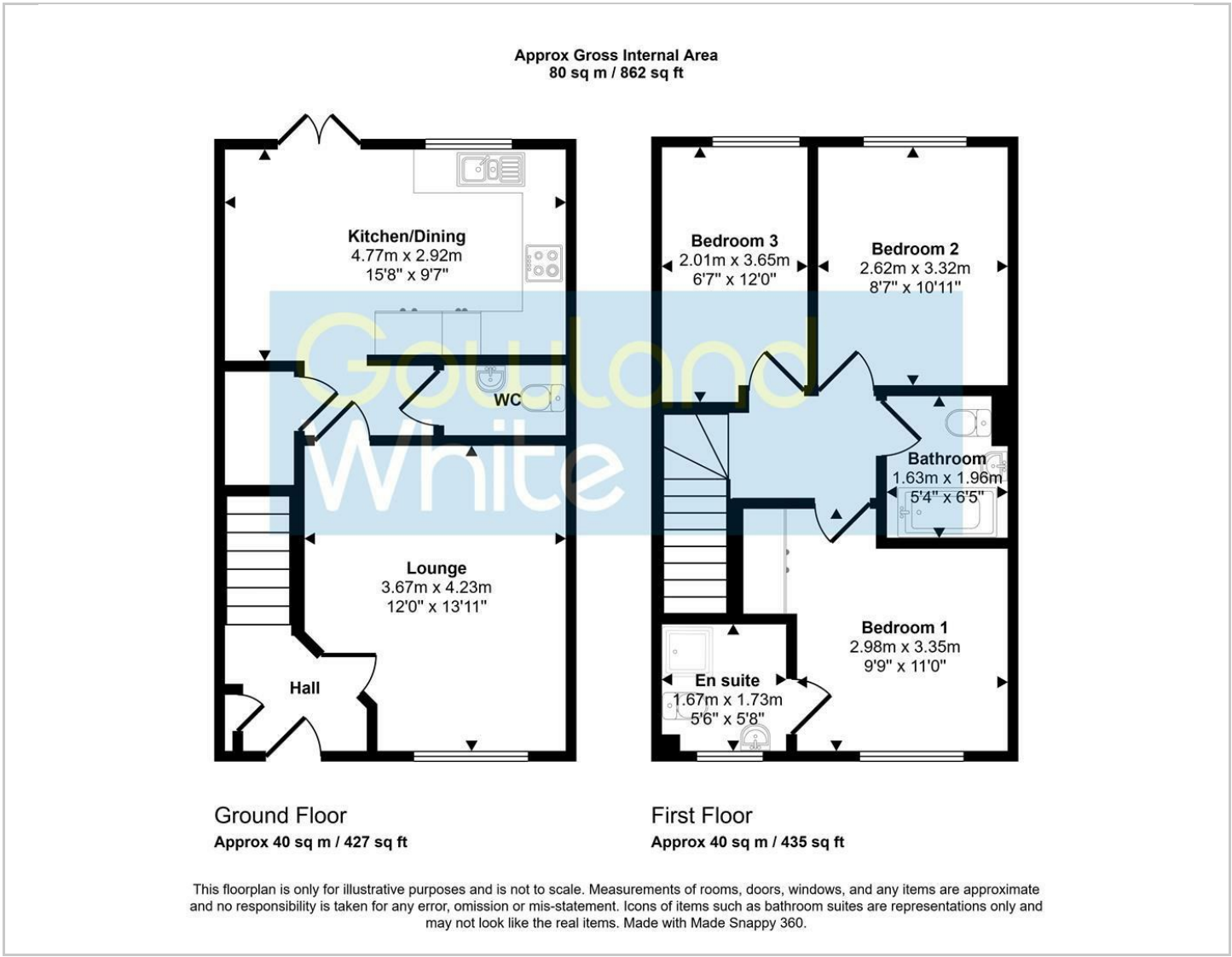
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/