

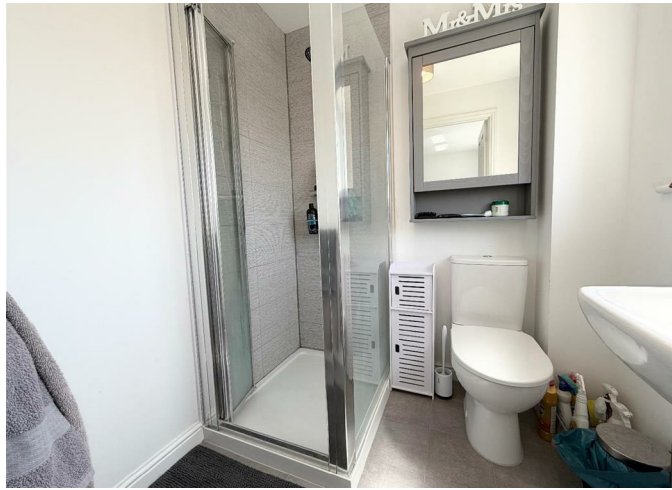


**De Havilland Wynd, Hemlington, TS8 9GQ**  
**3 Bed - House - Semi-Detached**  
**£175,000**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## De Havilland Wynd, Hemlington, TS8 9GQ

An excellent opportunity to purchase this beautifully presented three-bedroom semi-detached home, ideally suited to first-time buyers, growing families, or those looking to upsize. Offering spacious and well-planned accommodation throughout, this property is ready to move straight into.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable lounge, a convenient cloakroom/WC, and a modern open-plan kitchen/dining room with French doors opening onto the rear garden, creating the perfect space for family living and entertaining.

To the first floor are three generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a private rear garden, ideal for relaxing or entertaining, along with off-road parking.

Ideally located close to Coulby Newham Parkway Centre, the property offers a wide range of shops, supermarkets, restaurants, schools, and leisure facilities. Excellent transport links provide easy access to Middlesbrough town centre, while the nearby market town of Stokesley is just a short drive away, offering further amenities and picturesque surroundings.



Ground Floor



Floor 1

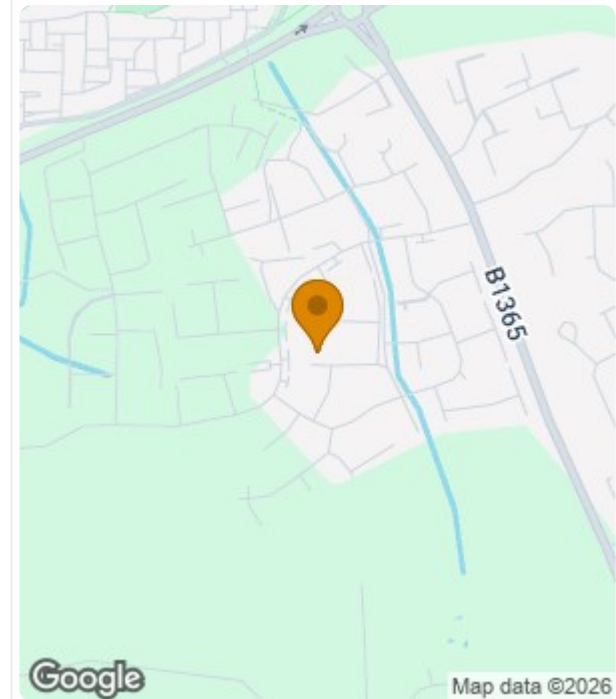


Approximate total area<sup>®</sup>  
786 ft<sup>2</sup>  
73 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>96</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS