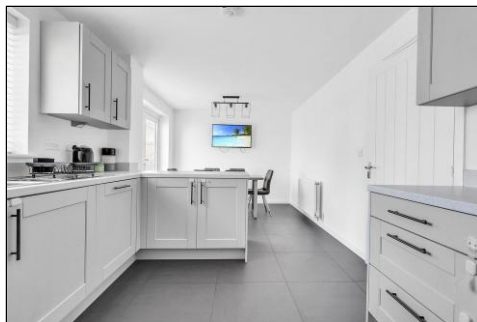


CARSON PLACE, HEMLINGTON, MIDDLESBROUGH, TS8 9RL



- ▲ A Four Bedroom Detached Home
- ▲ Located Within This Modern Popular Development Built by Persimmon Homes
- ▲ Occupying a Lovely Plot in a Quiet Cul-De-Sac
- ▲ Two Reception Rooms
- ▲ Open Plan Kitchen/Breakfast/Family Room
- ▲ Separate Utility Room
- ▲ Ground Floor WC
- ▲ Four Generous Size Bedrooms
- ▲ Family Bathroom
- ▲ Master Bedroom with En-Suite Shower Room
- ▲ Landscaped Rear Garden
- ▲ Ample Parking for Three Cars Leading to a Single Garage
- ▲ Early Viewing Advised

£295,000

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A modern and well-presented four bedroom detached house located within this popular modern development built by Persimmon Homes and occupying a lovely plot within a quiet cul-de-sac with ample off road parking, single garage and a landscaped rear garden. Internal features include an open plan kitchen/breakfast/family area, separate utility room, two further reception rooms, four generous size bedrooms, master with en-suite shower room and a separate modern family bathroom.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 3.33m x 3.89m (10'11" x 12'9")

DINING ROOM/PLAYROOM - 2.97m x 2.92m (9'9" x 9'7")

With under stairs cupboard.

KITCHEN/BREAKFAST/FAMILY ROOM - 5.94m x 2.92m (19'6" x 9'7")

With a modern range of fitted wall and floor units, complementing work surfaces, electric oven, gas hob with extractor over, integrated fridge, freezer and dishwasher, tiled floor and patio door to the rear landscaped garden.

UTILITY ROOM

With work surface, plumbing for washing machine and dryer, wall mounted boiler, tiled floor and side external door.

GROUND FLOOR WC

With low level WC and wash hand basin, part tiled walls and tiled floor.

FIRST FLOOR

BEDROOM ONE - 3.28m x 3.58m (10'9" x 11'9")

With built-in wardrobes.

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EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, low level WC, wash hand basin, chrome heated towel rail, part tiled walls and tiled floor.

BEDROOM TWO - 2.62m x 3.35m (8'7" x 11')

With built-in wardrobe.

BEDROOM THREE - 2.8m x 2.92m (9'2" x 9'7")

BEDROOM FOUR - 2.36m x 1.98m (7'9" x 6'6")

FAMILY BATHROOM

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

EXTERNALLY

PARKING, GARAGE & GARDENS

Externally the property occupies a lovely plot within a quiet cul-de-sac and features parking for approximately three cars leading to a single garage, front garden and to the rear there is a landscaped garden with patio, lawn and dwarf wall.

AGENTS REF: - DP/LS/NUN250651/05112025

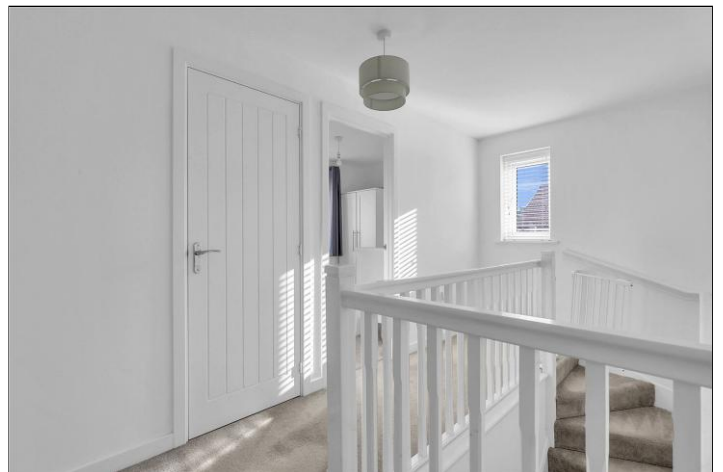
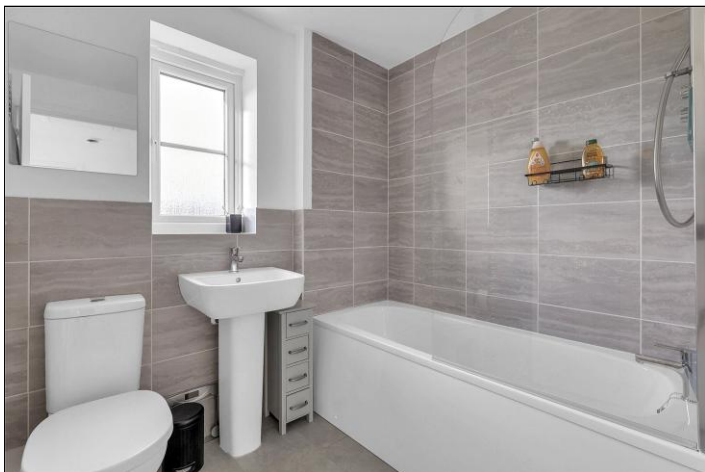
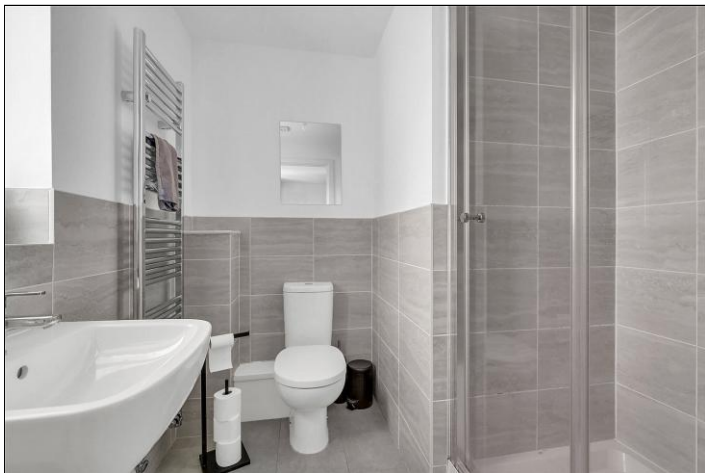
Council Tax Band: D **Tenure:** Freehold

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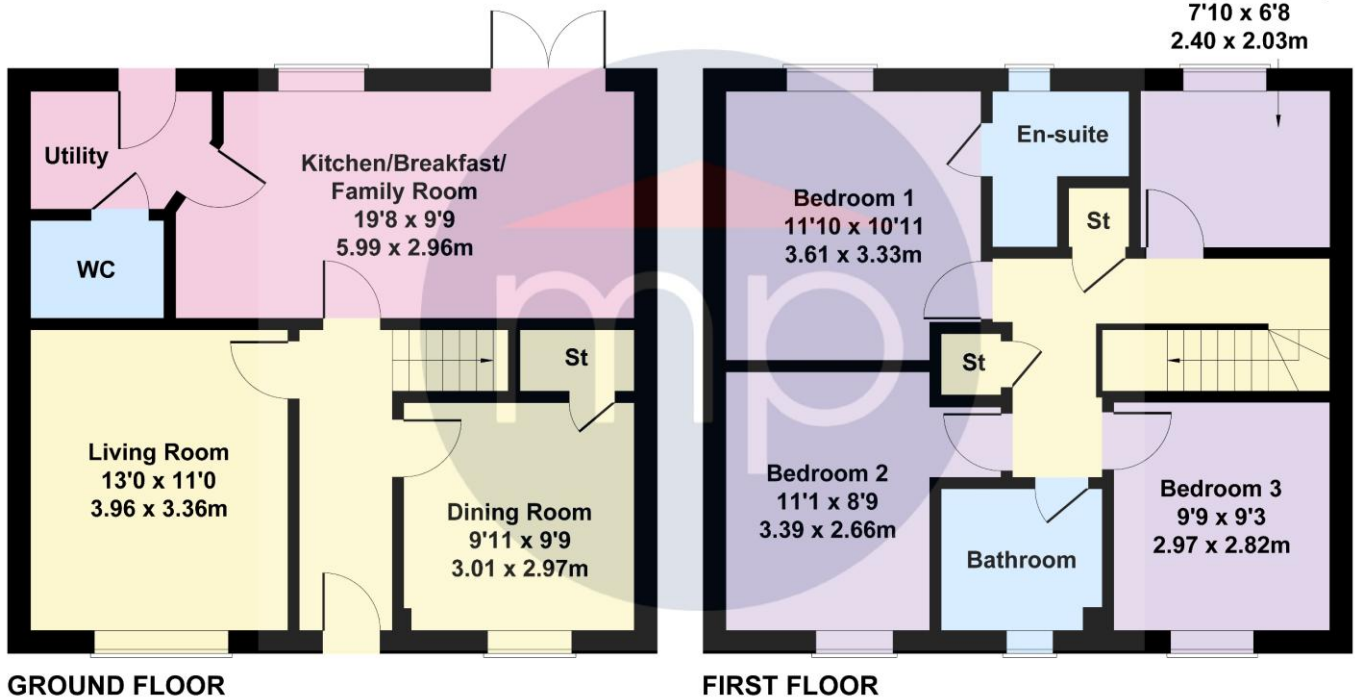
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Carson Place

Approximate Gross Internal Area
1195 sq ft - 111 sq m

Bedroom 4/Study
7'10 x 6'8
2.40 x 2.03m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.



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