



**Farthingale Way, Hemlington, Middlesbrough,  
TS8 9RW  
3 Bed - House - Semi-Detached  
£158,000**

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



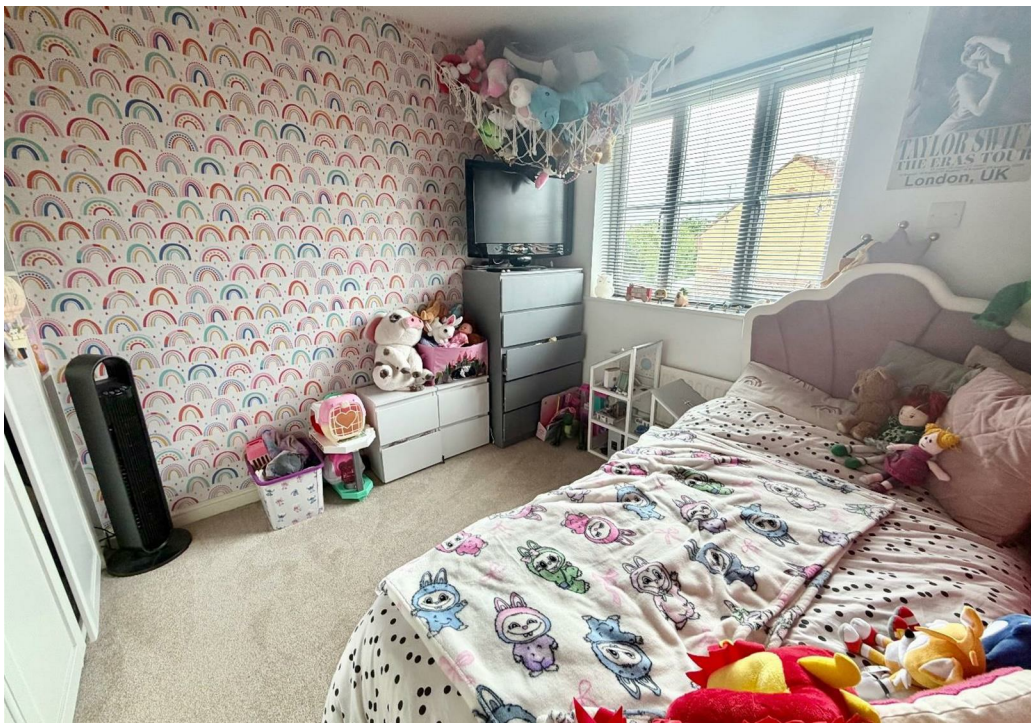
**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Farthingale Way, Hemlington, TS8 9RW

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom semi detached property situated on this pleasant cul-de-sac and can be accessed via Stainton Way in Hemlington. The attractive living accommodation briefly comprises; entrance hall with stairs to the first floor landing, living room with useful under stairs storage cupboard, a modern, fully equipped kitchen/diner leading the uPVC conservatory with access to the garden. To the first floor landing are three bedrooms and a modern bathroom fitted with a three piece suite comprising; panelled bath with shower over, WC & sink unit. Externally to the rear of the property is a generous size garden which is mainly laid to lawn. To the front of the property is parking for 2 vehicles leading to the single garage. Viewings come highly recommended to fully appreciate.

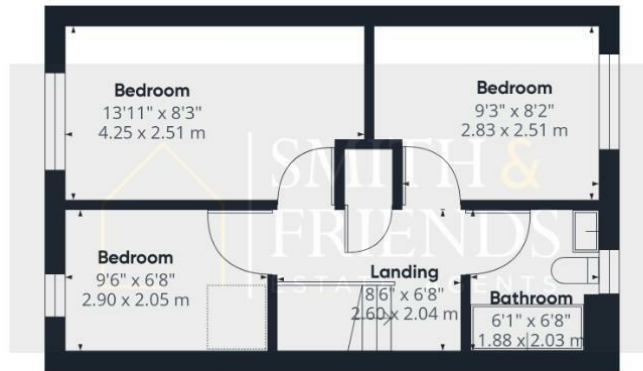








Ground Floor



Floor 1

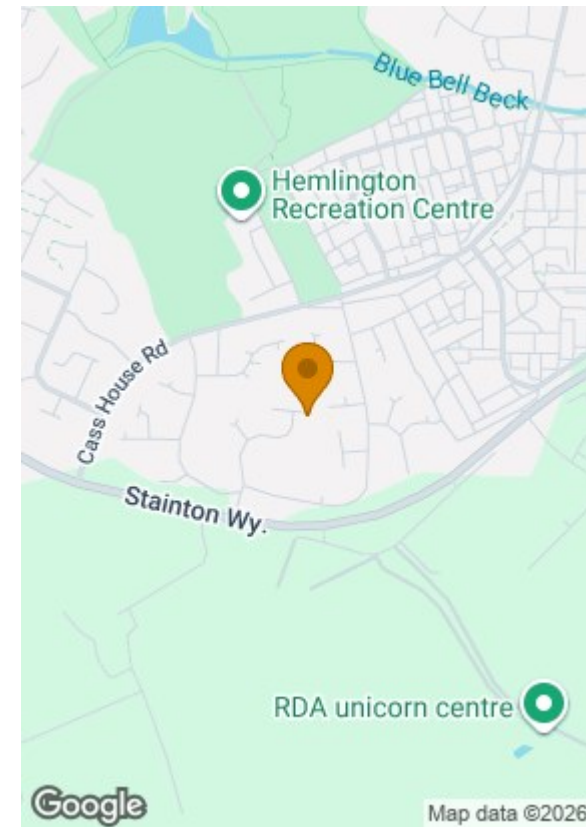


Approximate total area<sup>(1)</sup>  
824.41 ft<sup>2</sup>  
76.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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