



**Robertson Close, Hemlington Middlesbrough TS8 9GZ**

**welcome to**

## **Robertson Close, Hemlington Middlesbrough**

This beautifully designed three bedroom new build offers contemporary living throughout, featuring a bright and spacious living room, a fully fitted kitchen with integrated appliances, and high quality finishes from top to bottom.

### **Entrance Hall**

Enter through composite door into hallway, staircase to first for, radiator, storage cupboard housing fuse box.

### **Lounge**

12' 2" x 13' 10" ( 3.71m x 4.22m )  
UPVC double glazed windows to front, radiator.

### **Kitchen**

15' 7" x 9' 5" ( 4.75m x 2.87m )  
UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden, 1 1/2 bowl sink with draining board, radiator, storage, fully fitted kitchen, fridge/freezer, dual oven, four ring gas hob, extractor fan, dishwasher, washing machine.

### **Landing**

#### **Downstairs W/C**

Pedestal style wash hand basin, toilet, radiator.

### **Landing**

Loft hatch access, radiator.

### **Bedroom 1**

11' 1" incl door recess x 9' 9" excl recess from wardrobes ( 3.38m incl door recess x 2.97m excl recess from wardrobes )  
Fully fitted wardrobes, UPVC double glazed window to front, radiator.

### **En Suite**

UPVC double glazed frosted window, pedestal style wash hand basin, toilet, walk in shower.

### **Bedroom 2**

10' 10" x 8' 8" ( 3.30m x 2.64m )  
UPVC double glazed windows to rear, radiator.

### **Bedroom 3**

11' 8" x 6' 8" ( 3.56m x 2.03m )  
UPVC double glazed windows to rear, radiator.

### **Family Bathroom**

Panel style bath with shower above, wash hand basin, toilet, towel style radiator.

### **Externally**

#### **Rear Garden**

Decking area, lawn.

#### **Front Garden**

Small lawn section, driveway.





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## **Robertson Close, Hemlington Middlesbrough**

- IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN
- FRONT & REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# **£175,000**

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Property Ref:  
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