



**Brookes Lane, Hemlington Middlesbrough TS8 9GE**

**welcome to**

## **Brookes Lane, Hemlington Middlesbrough**

This well-presented three-bedroom townhouse is situated in the popular TS8 area and offers spacious, modern living throughout.

### **Agents Note:**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

### **Entrance Hall**

Enter through composite door into hallway, staircase to first floor, radiator.

### **Kitchen/Diner/Lounge**

12' 2" x 22' 1" ( 3.71m x 6.73m )

Fully fitted kitchen, electric oven, four ring gas hob, extractor fan, integral fridge/freezer, 1 1/2 bowl sink with draining board, UPVC double glazed window to the front, radiator, UPVC double glazed patio doors leading to rear.

### **Downstairs W/C**

Toilet, wash hand basin.

### **First Floor Landing**

#### **Bedroom 2**

7' 11" x 12' 3" ( 2.41m x 3.73m )

UPVC double glazed windows, radiator.

#### **Bedroom 3**

7' 10" x 12' 3" ( 2.39m x 3.73m )

UPVC double glazed windows, radiator.

### **Family Bathroom**

Bath, UPVC double glazed frosted windows, pedestal style wash hand basin, toilet, shower above bath.

### **Second Floor Landing**

Access to master bedroom, storage cupboard.

### **Bedroom 1**

9' x 19' 6" ( 2.74m x 5.94m )

Velux style windows, radiator.

### **Externally Rear Garden**

Patio seating area, laid to lawn, building used as a bar at the bottom of garden.

### **Front Garden**

Driveway.





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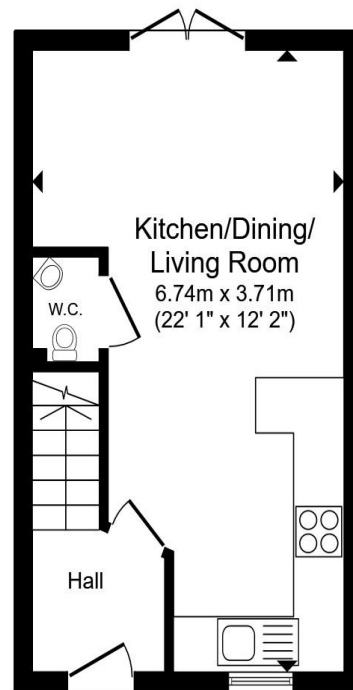
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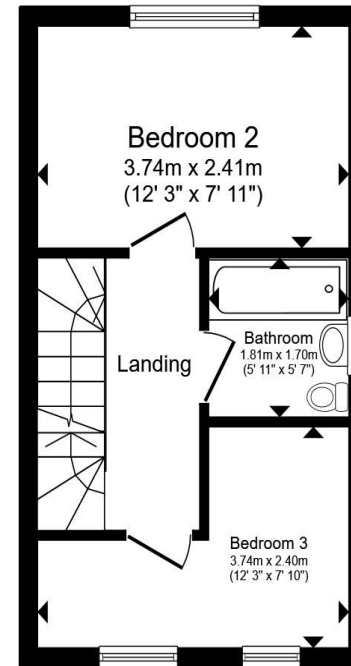
- IDEAL FOR FIRST TIME BUYERS
- OPEN KITCHEN/LIVING SPACE
- DOWNSTAIRS W/C
- SPREAD ACROSS THREE FLOORS
- DRIVEWAY

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

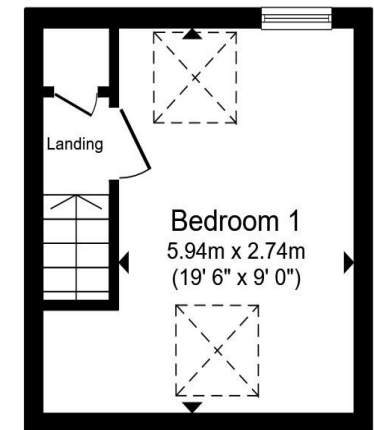
**£175,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
MAR112240 - 0002

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