

Harper & Co

Estate Agents Ltd

<https://www.harperandcoestateagents.co.uk>



Simon Hunter Way , Middlesbrough, TS4 2GX

Situated Within A Popular And Convenient Area Of Middlesbrough, This Immaculately Presented Detached Family Home Was Built In 2019 And Still Benefits From The Remainder Of The Builder's Warranty, Offering Modern Living With Peace Of Mind.

£180,000

Simon Hunter Way

, Middlesbrough, TS4 2GX



- Modern Detached Family Home Built In 2019
- Remaining Builder's Warranty Providing Peace Of Mind
- Immaculately Presented And Ready To Move Into
- Spacious Lounge Ideal For Relaxing
- Modern Kitchen/Diner Perfect For Family Living
- Ground Floor Cloakroom WC
- Versatile Second Reception Room / Ground Floor Bedroom
- Three Well Appointed Bedrooms With Spacious Landing
- West Facing Rear Garden With Lawn And Seating Areas
- Driveway Providing Off Road Parking

Full Description

Location

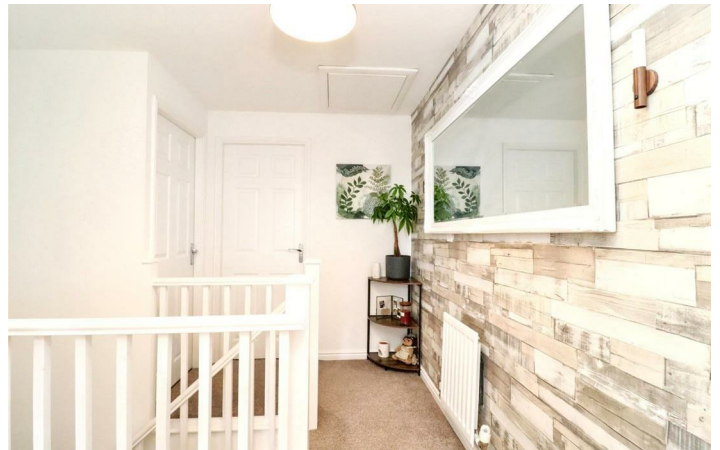
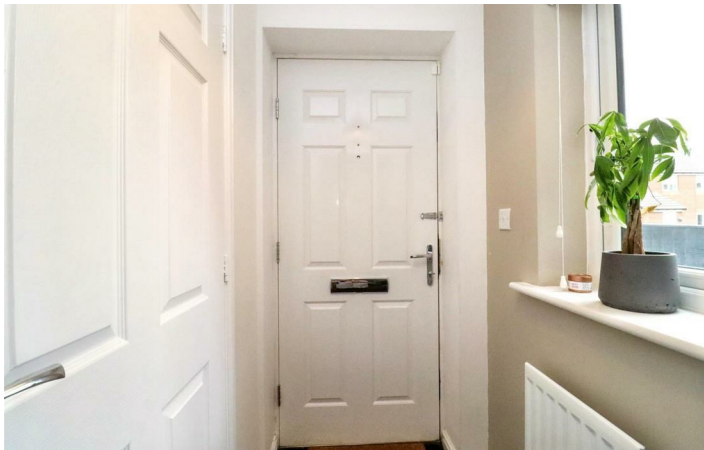
Note

Disclaimer

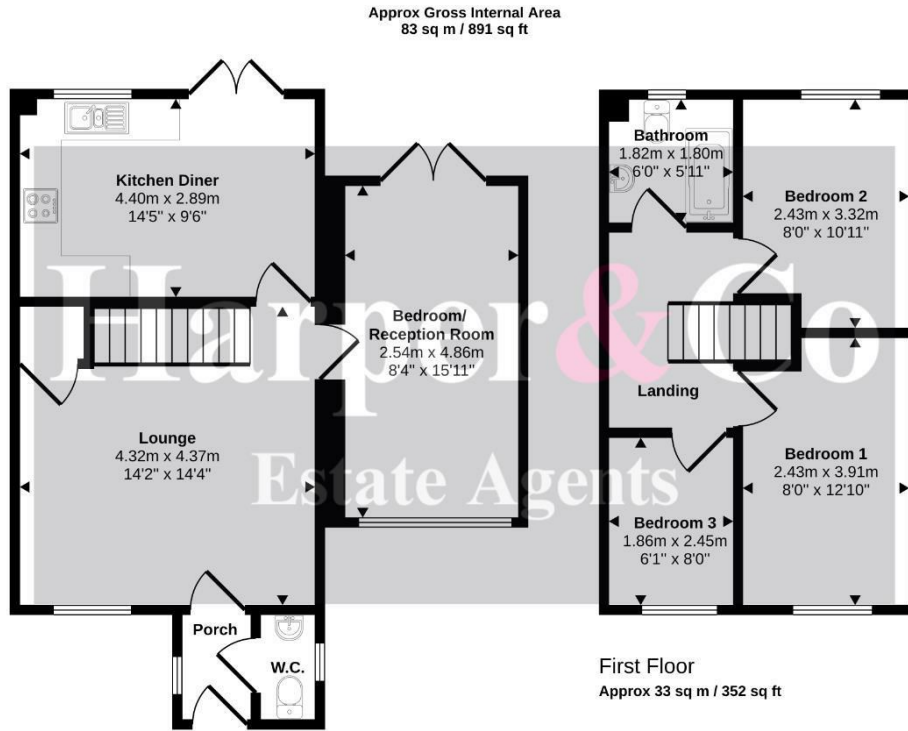
Money Laundering Notice



Directions



Floor Plan



Ground Floor
Approx 50 sq m / 539 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 83 | 95 | | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |