



11 De Havilland Wynd

Hemlington Grange, Middlesbrough, TS8 9GQ

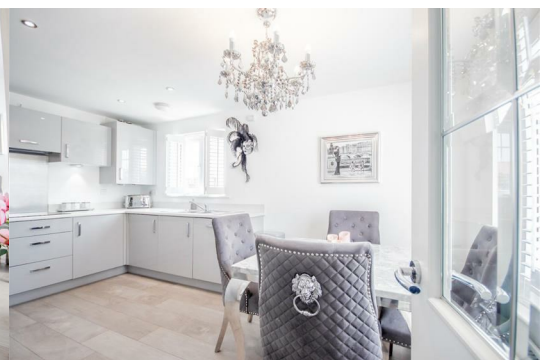
Offers in excess of £190,000



For Sale With The Advantage Of No Onward Chain! Built In Just 2020 & Benefiting The Remainder Of The Builders 10 Year N.H.B.C Warranty. The 'Milldale' Design Offers Spacious Accommodation Throughout & Features A Double Fronted Appearance. The Current Owner Opted For Many Upgrades Amounting To Approximately £10,000 Including: A Built-In Microwave Oven, Stainless Steel Splash Back, Recessed Spotlights To Ceilings, Plantation Window Shutters, Half Glazed Internal Doors, Luxury Flooring & Carpets, Premium Tiles With Chrome Edging, An 'Aqualisa' Power Shower & Much More...

Externally, The Driveway To The Rear Aspect Provides Off-Road Parking For Two Cars, Or Possibly A Motorhome/Caravan. The Front/Side Aspect Is Laid To Lawn. The West Facing Rear Garden Is Low Maintenance With Artificial Lawn & Indian Sandstone Patio Seating Area. There Is A Childrens Park/Play Area To The Front Aspect Within A Minutes Walk.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

From Hemlington Grange Way, Take The Left Turn Onto De Havilland Wynd, Follow the Road Round To The Left. The Property Is Located On The Left-Hand Side.

- Saint Gerard's RC Primary School - 5 Minute Drive
- Rose Wood Primary School - 5 Minute Drive
- The King's Academy School - 13 Minute Walk
- Ingleby Manor Free School & Sixth Form - 9 Minute Drive
- The Parkway Shopping Centre - 6 Minute Drive Or 21 Minute Walk
- The Gables Restaurant - 8 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises;

Entrance Hallway

Composite Entrance Door, Half Glazed Panel Doors Lead To The Lounge & Kitchen/Diner, Door Leads To The Ground Floor W.C, Staircase To The First Floor Landing.

Lounge

15'1" x 10'6" (4.62m x 3.22m)
uPVC Double Glazed Window & French Doors Featuring White Plantation Shutters Leading To The Rear Garden, Radiator.

Kitchen/Diner

15'2" x 9'11" (4.63m x 3.03m)
Fitted With A Quality Range Of High Gloss Base, Wall & Drawer Units, Worksurface Incorporating Sink Unit & Mixer Tap, Built-In Oven & Microwave, Hob With Extra Fan Above & Stainless Steel Splashback, Integrated Dishwasher, Fridge Freezer & Washing Machine, Space For A Dining Table & Chairs, uPVC Double Glazed Windows x2 With White Plantation Shutters, Radiator.

Ground Floor W/C

White Hand Wash Basin, W.C, Part Tiled Walls, Radiator.

First Floor Landing

Open Spindle Handrail & Balustrade, Doors Leading To The Bedrooms & Bathroom, Storage Cupboard.

Master Bedroom

9'3" x 10'7" (2.84m x 3.25m)
uPVC Double Glazed Window, Radiator, Door Leading To The En-Suite Shower Room.

En-Suite Shower Room

7'11" x 5'7" (2.42m x 1.72m)
White Hand Wash Basin, Shower Cubicle, W.C, Part Tiled Walls, uPVC Double Glazed Window, Chrome Ladder Style Towel Radiator.

Bedroom Two

10'2" x 8'6" (3.1m x 2.61m)
uPVC Double Glazed Window, Radiator.

Bedroom Three

10'2" x 6'3" (3.1m x 1.93m)
uPVC Double Glazed Window, Radiator, Freestanding Mirrored Wardrobes Included In The Sale.

Family Bathroom

6'5" x 5'6" (1.96m x 1.68m)
Fitted With A White Three Piece Suite Compromising: Bath With Overhead 'Aqualisa' Electric Shower & Glass Screen, Hand Wash Basin, W.C, uPVC Double Glazed Window, Part Tiled Walls, Chrome Ladder Style Towel Radiator.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band -

Council Tax Estimate £1,927

Disclaimer

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

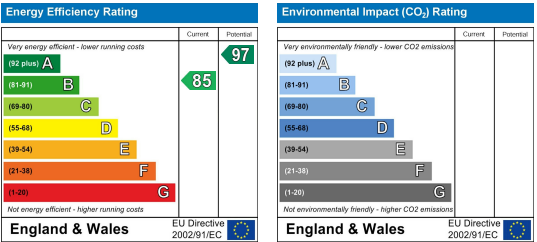
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.