



Welcome to the market this exceptional family home. Perfectly positioned on a generous corner plot, the property offers an impressive amount of space both inside and out, making it an ideal choice for growing families or those seeking versatile living accommodation.

Upon entering, you are greeted by a welcoming entrance hallway complete with convenient storage and a cloakroom. The ground floor features a bright and spacious family lounge situated to the rear, providing an inviting space for relaxation. To the front, an additional reception room offers superb flexibility and can be used as a home office, playroom, dining room, or hobby space. The modern fitted kitchen is well-designed with ample units and worktop space, creating a practical and stylish area for everyday cooking and entertaining.

The upper level boasts a generous landing with built-in storage cupboards, a contemporary family bathroom, and four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while the fourth bedroom has been thoughtfully fitted with built-in wardrobes and a dedicated office area—ideal for home working or studying.

Externally, the corner position enhances the sense of space and privacy. The property sits adjacent to a children's play area—perfect for families—and includes a garage and private driveway. The recently landscaped rear garden provides a delightful outdoor retreat, complete with a charming seating area, a well-maintained lawn, and a patio ideal for dining or relaxing in the warmer months.

This wonderful home truly offers something for everyone and must be seen to be fully appreciated.

**Ravensgill Road, Hemlington, Middlesbrough, TS8 9FZ**

**4 Bed - House**

**£245,000**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**






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- Entrance Hall  
Flooring, front entrance doorway, 1 x radiator, storage and stairs to upper.
- Reception Room  
1 x front double glazed window, 1 x radiator and flooring.
- Kitchen  
Rear double glazed doors, flooring, 1 x radiator, wall and base units.
- Lounge  
Rear double glazed doors, flooring and 1 x radiator.
- Landing  
2 x storage cupboards, carpet flooring, loft access and 1 x radiator.
- Bedroom  
2 x front double glazed windows, 1 x radiator, wall lights, carpet flooring and fitted robes.
- Ensuite  
1 x side double glazed window, flooring,, w/c, wash hand basin, shower cubicle and heated towel rail.
- Bedroom  
1 x front double glazed window, carpet flooring and 1 x radiator.
- Bedroom  
1 x rear double glazed window, carpet flooring and 1 x radiator
- Bedroom  
1 x rear double glazed window, carpet flooring, 1 x radiator.
- Bathroom  
1 x rear double glazed window, w/c, wash hand basin, heated towel rail, flooring and bath.
- External  
Gardens front and rear  
Garage  
Driveway



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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