



**\*\*CHAIN FREE\*\* THREE BED DETACHED\*\* GREAT LOCATION\*\*** Smith and Friends are delighted to bring to the market this much improved and extended three bedroom detached family home. Positioned on a favourable plot within this popular Hemlington development, and within walking distance of local amenities and well regarded schools. The property will appeal to a variety of potential buyers with its versatile layout that comprises of: Entrance hall, lounge, dining room, modern fitted kitchen with a comprehensive range of range of wall base and drawer units including integrated appliances and spacious sunroom. To the first floor there are three good sized bedrooms and modern Four piece family bathroom. Externally there are well maintained gardens to front and rear, driveway and single garage.

**Nuneaton Drive, Hemlington, Middlesbrough, TS8 9PR**

**3 Bed - House - Detached**

**Offers Over £190,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



# Nuneaton Drive, Middlesbrough, TS8 9PR

## GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE

14'11" x 11'8" (4.55m x 3.56m)

DINING ROOM

8'6" x 7'11" (2.59m x 2.41m)

KITCHEN

10' x 8'9" (3.05m x 2.67m)

SUNROOM

15'9" x 7'3" (4.80m x 2.21m)

## FIRST FLOOR

LANDING

BEDROOM ( FRONT)

10'5" x 8'8" (3.18m x 2.64m)

BEDROOM ( FRONT)

7'5" x 6' (2.26m x 1.83m)

BEDROOM ( REAR)

10' x 9'8" (3.05m x 2.95m)

FAMILY BATHROOM

EXTERNALLY



Approximate total area\*  
907 ft<sup>2</sup>  
84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS (BES) 36 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			

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