



### Stunning Four-Bedroom Detached Home in the Desirable Hemlington Area

Offered to the market by Smith & Friends, Middlesbrough, this beautifully presented four-bedroom detached new build is ideally situated in the sought-after residential area of Hemlington. This modern family home combines stylish living with practical design, making it the perfect choice for a growing family or those seeking extra space.

Internally, the property boasts a spacious master bedroom complete with a contemporary en-suite shower room, along with three further well-proportioned bedrooms served by a sleek, modern family bathroom.

At the heart of the home is a stylish, fully fitted kitchen/diner, featuring a range of integrated appliances and offering ample space for family meals and entertaining. A separate utility room adds convenience, while the downstairs cloakroom/WC enhances everyday functionality.

Externally, the property benefits from well-maintained, generously sized rear gardens, ideal for outdoor entertaining or relaxing with the family. To the front, there is a private driveway providing off-road parking and access to an integral garage.

This is a fantastic opportunity to purchase a turn-key family home in a highly regarded location with excellent local amenities, schools, and transport links.

Early viewing is highly recommended and is strictly through Smith & Friends, Middlesbrough.

**Burdon Avenue, Middlesbrough, TS8 9GS**

**4 Bed - House - Detached**

**£235,000**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Burdon Avenue, Middlesbrough, TS8 9GS**



**Entrance Hall**

**Lounge**

**Kitchen/ Dining Room**

**Utility Room**

**Cloakroom/ WC**

**First Floor Galleried Landing**

**Master Bedroom**

**En-suite Shower Room**

**Bedroom**

**Bedroom**

**Bedroom**

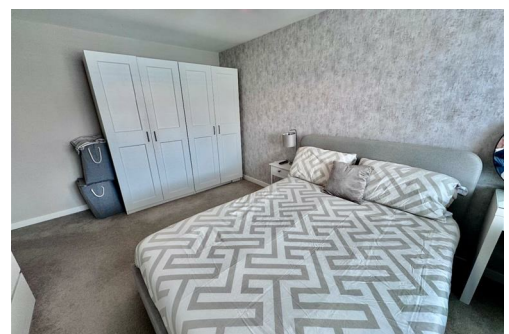
**Bathroom**

**Outside**

**Garage**

**Front Garden/ Drive**

**Rear Garden**

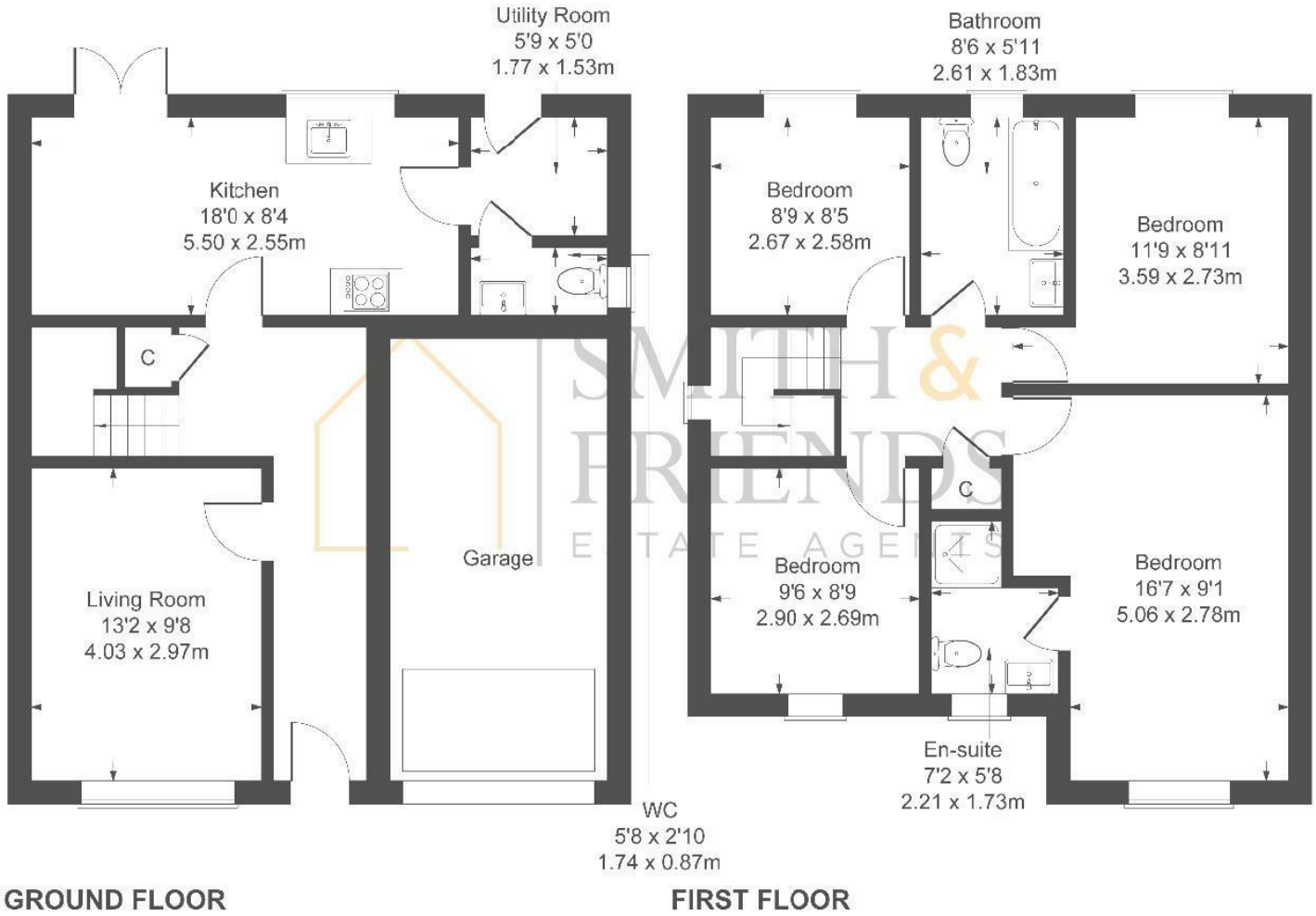


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## Burdon Ave

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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 and conveyancing 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>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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