



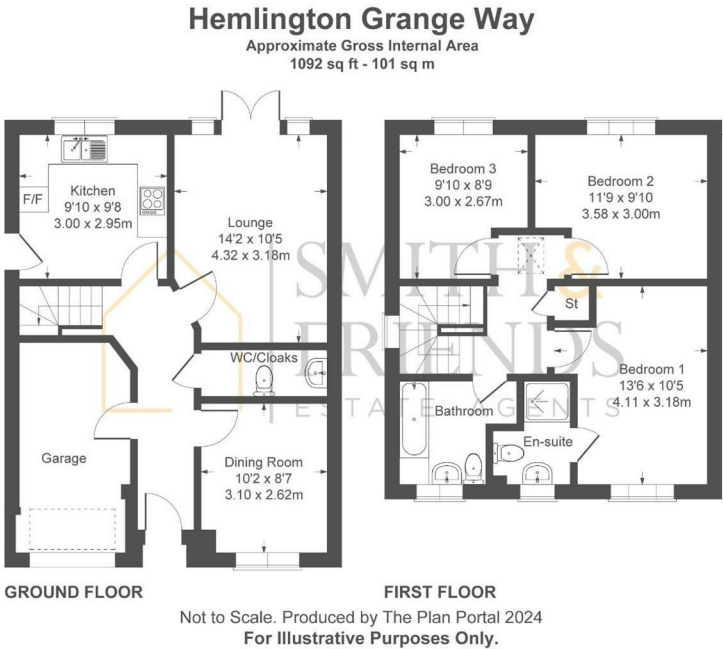
SMITH & FRIENDS Smith and Friends are delighted to offer for sale this beautifully presented three bedroom detached property located on the popular Elderwood Grove development in Hemlington built to the Aldenham design by Taylor Wimpey and within easy reach to local amenities including the motorway links. The home is in immaculate condition throughout and with the benefit of gas central heating and double glazing. The deceptively spacious living accommodation briefly comprises: lengthy entrance hallway, separate dining room, integral garage currently used as storage or a pantry, ground floor cloakroom/WC, a stunning fully equipped kitchen and a spacious living room with French doors leading to the rear garden. To the first floor is a generous landing with three well proportioned bedrooms, the master bedroom with the benefit of an en-suite shower room and a separate family bathroom fitted with a three piece suite. Externally to the front is shared access leading to a double width drive for 2 cars leading to the single integral garage. To the rear of the property is a fantastic low maintenance garden which is mainly paved and stones lined with mature shrubs and plants. Viewings come highly recommended to fully appreciate.

**Hemlington Grange Way, Hemlington, Middlesbrough, TS8 9FX**  
**3 Bed - House - Detached**  
**Asking Price £200,000**  
**EPC Rating: B**  
**Council Tax Band: D**  
**Tenure: Freehold**






Hemlington Grange Way, Middlesbrough, TS8 9FX



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		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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