



Immaculate Two Bedroom Semi-detached property, positioned close to Hemlington Lake with a modern and contemporary feel throughout this property will make an ideal first purchase or for somebody downsizing. In brief this property comprises of; Entrance Hall, Lounge and modern Kitchen/Diner to ground floor. To the first floor are two double Bedrooms and a luxurious three piece family Bathroom.

External the property has front , rear and side gardens, the rear of which is private with fencing, patio area and artificial grass for low maintenance.

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

**2 Bed - House - Semi-Detached**

**£127,500**

**EPC Rating**

**COUNCIL TAX BAND B**

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## Nuneaton Drive, Middlesbrough, TS8 9PR

### Entrance Porch

Double glazed door to front and double glazed window to side

### Lounge

**14'2 x 11'9 (4.32m x 3.58m)**

uPVC Double glazed window to front, spindle staircase to 1st floor landing, hard wood flooring and radiator.

### Dining Kitchen

**11'9 x 7'9 (3.58m x 2.36m)**

Modern fitted kitchen with a range of white wall, base and drawer units with matching work surfaces, inset 1 1/2 stainless steel sink and drainer, four ring halogen hob with illuminating extractor and electric oven, plumbing for washing, machine, integral fridge and freezer. uPVC Double glazed window to rear, uPVC French door to rear Garden,

### Bedroom 1

**11'9 x 7'9 (3.58m x 2.36m)**

uPVC Double glazed window to rear and radiator.

### Bedroom 2

**11'9 x 7'9 (3.58m x 2.36m)**

uPVC Double glazed window to front and radiator.

### Family Bathroom

Modern white & black suite with panelled bath and shower over, wash hand basin with vanity storage and low level WC, co ordinated tiled walls and floor, heated towel rail and uPVC DG window to side.

### Externally

The private rear garden has been landscaped for easy maintenance with artificial turf and a paved patio area. The open plan front garden is laid to lawn with a a driveway providing off street parking,

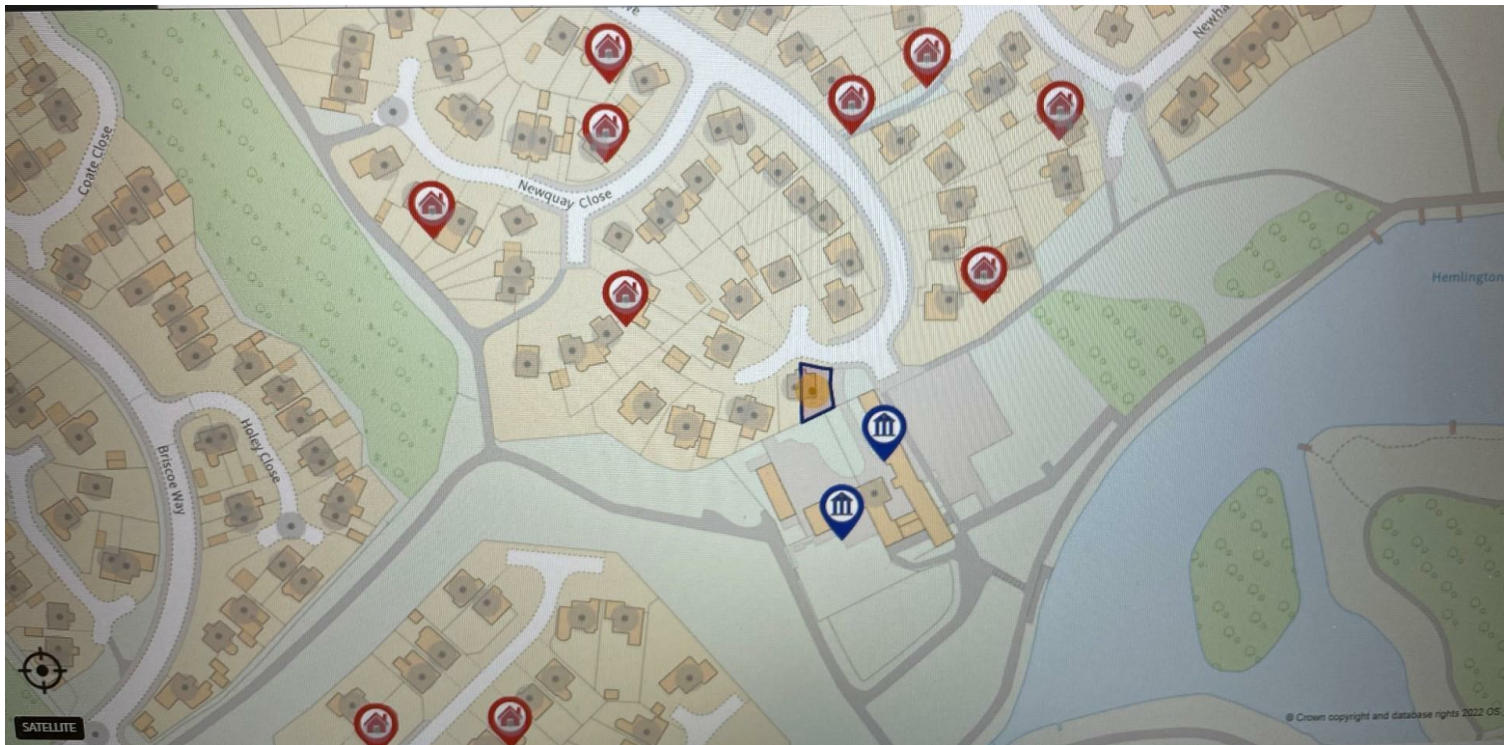
### NB

The Council Tax Band is B



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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		
	67	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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