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 £200,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

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

Floor Plan

Ground Floor

Kitchen
8'9" x 10'0"
2.69 x 3.06 m

Lounge
11'8" x 14'11"
3.57 x 4.57 m

Sunroom
7'3" x 15'9"
2.23 x 4.82 m

Dining Room
8'6" x 7'11"
2.60 x 2.42 m

Hallway
7'2" x 4'4"
2.19 x 1.34 m

Floor 1

Bedroom
10'5" x 8'8"
3.19 x 2.65 m

Bedroom
10'0" x 9'8"
3.07 x 2.95 m

Bedroom
7'5" x 6'0"
2.28 x 1.84 m

Landing
7'1" x 7'6"
2.18 x 2.29 m

Bathroom
5'6" x 8'1"
1.70 x 2.47 m

Approximate total area[1]
907 ft²
84.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC