





Dallas Court, Hemlington Middlesbrough TS8 9JB

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welcome to

Dallas Court, Hemlington Middlesbrough

Well-presented three-bedroom mid-terraced family home in Hemlington, close to Hemlington Lake, local amenities, schools and transport links. Comprising spacious lounge, kitchen diner, WC, family bathroom and enclosed front and rear gardens. Early viewings highly recommended!

Entrance Hall
Enter through UPVC double glazed door into hallway, stairs to first floor.

Downstairs W/C
UPVC double glazed window to rear, toilet, wash hand basin.

Lounge
14' 8" x 11' 5" (4.47m x 3.48m)
UPVC double glazed window to front, radiator, under stair storage cupboard.

Kitchen
14' 8" x 11' 6" (4.47m x 3.51m)
UPVC double glazed window to rear, splash back, oven, electric, extractor fan, wall and base units, boiler, spotlights, radiator, breakfast bar, recess for fridge/freezer.

Bedroom 1
14' 9" x 9' 10" (4.50m x 3.00m)
UPVC double glazed window to rear, radiator.

Bedroom 2
11' 9" x 10' 9" (3.58m x 3.28m)
UPVC double glazed window to front, radiator.

Bedroom 3
11' 7" x 11' 1" (3.53m x 3.38m)
UPVC double glazed window to front, radiator.

Bathroom
Bath with shower, wash hand basin, toilet, UPVC double glazed window to rear, radiator, splash back.

Externally
Front Garden
Enclosed garden.

Rear Garden
Patio, enclosed by timber fencing.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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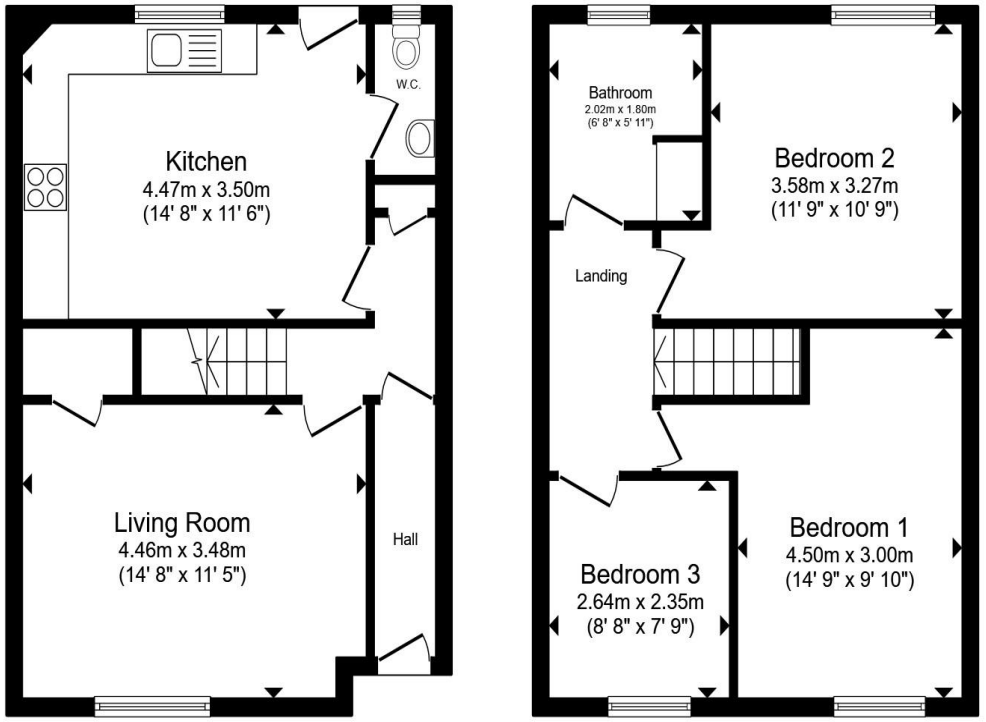
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- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- COMMUNAL PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£80,000



Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112683 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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