



Arrandale, Hemlington Middlesbrough TS8 9SQ

welcome to

Arrandale, Hemlington Middlesbrough

This three bedroom home offers a fantastic opportunity for buyers looking to put their own stamp on a property.

Entrance

Enter through UPVC double glazed door into living room.

Lounge

17' 6" x 11' 2" excl archway under stairs (5.33m x 3.40m excl archway under stairs)
UPVC double glazed window to front, radiator.

Hallway

Staircase to first floor, radiator, storage cupboard, access to downstairs w/c.

Downstairs W/C

Toilet, pedestal style wash hand basin.

Kitchen

11' 7" x 11' 4" (3.53m x 3.45m)
Fully fitted kitchen, electric oven, four ring hob, extractor fan, boiler, sink with draining board, UPVC double glazed windows to rear, recess for appliances, radiator.

Landing Bedroom 1

10' 7" excl door recess x 11' 7" (3.23m excl door recess x 3.53m)
UPVC double glazed window to rear, radiator.

Bedroom 2

9' 7" excl door recess x 11' 6" (2.92m excl door recess x 3.51m)
UPVC double glazed window to front, radiator, fitted wardrobes, storage cupboard.

Bedroom 3

7' 9" x 8' 6" (2.36m x 2.59m)
UPVC double glazed window to front, radiator.

Family Bathroom

UPVC double glazed frosted window, shower, pedestal style wash hand basin, toilet, bath, radiator.

Externally Front Garden

Small garden.

Rear Garden

Small garden, mainly paved.

Service Disclaimer

All services/appliances have not and will not be tested.

Agents Notes

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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welcome to

Arrandale, Hemlington Middlesbrough

- GREAT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- FRONT & REAR GARDEN
- ON STREET PARKING

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

£80,000

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Property Ref:
MAR112217 - 0006

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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