





Hoskins Lane, Middlesbrough

Offers Over £160,000 Freehold

Three Bed End Terrace House | Vacant Possession | Ideal Family Home | EPC Rating C | Master Bedroom With En Suite | Downstairs WC | Driveway | Enclosed Rear Garden | Close To James Cook University Hospital | Fully Furnished | Furniture Negotiable

Downstairs WC | Enclosed Rear Garden | Ensuite Bathroom | EPC Rating C | Furniture Included | Private Driveway |

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NGU Homes are pleased to bring to the market this well presented three bedroom end terrace house on Hoskins Lane, Middlesbrough, TS4, offering a fantastic opportunity for families and first time buyers looking for a modern, move in ready home in a popular residential development. The property is offered for sale with its furniture included, though this is open to negotiation as part of the sale.



Ideal Family Home:

This modern home is ready to move into, offering everything a growing family needs. It has a kitchen diner with French doors opening onto the garden, a convenient downstairs WC, and three bedrooms, including a master with its own en suite. Outside, there's a private driveway and an enclosed rear garden. With furniture included, the move is as straightforward as possible, making this an ideal choice for first time buyers and families alike.

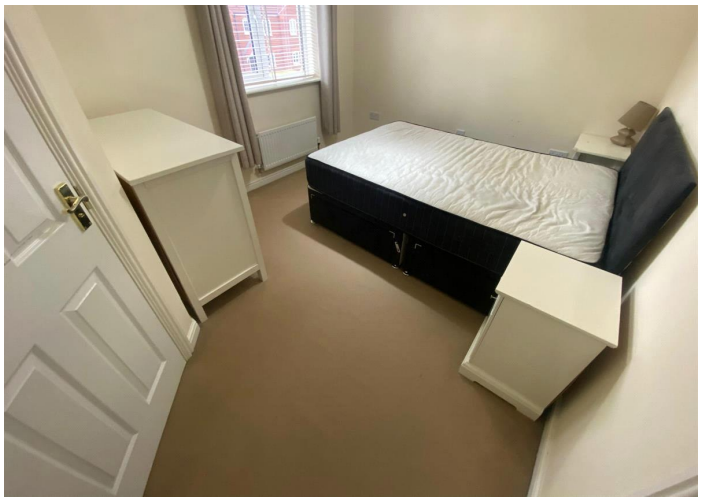


Convenient Middlesbrough Location:

The property is ideally placed for local amenities and transport links. The James Cook University Hospital is just a 5 minute drive away, making the property particularly appealing to hospital staff. Albert Park, with its lake, play areas and Victorian gardens, is approximately a 5 to 7 minute drive. Middlesbrough town centre is around a 10 minute drive, offering a wide range of shops, restaurants and amenities, while Middlesbrough railway station is roughly a 10 to 12 minute drive. For commuters, the A174 is just a few minutes away, with the A19 also within easy reach, providing excellent road links across Teesside and the wider North East.

Energy Efficient, EPC Rating C:

The property has an EPC rating of C, meaning lower energy bills and a warmer, more comfortable home all year round, a real benefit for families looking to keep running costs down.



Upon entering through the front door, you are welcomed into the property, with the living room positioned to the front. The living room is a comfortable, well proportioned space, finished with carpeting and neutral decor, with a wall mounted electric fire creating a focal point and a front facing window allowing plenty of natural light.

The ground floor also benefits from a convenient downstairs WC, comprising a WC and corner wash basin, ideal for busy family life and visiting guests.

To the rear, the kitchen diner is a bright and sociable space, fitted with a range of white gloss wall and base units with stainless steel bar handles, complemented by grey worktops and a one and a half bowl stainless steel sink. There is an integrated electric oven with a four ring gas hob, stainless steel splashback and chimney extractor hood above, along with space for a washing machine and fridge freezer, and

tiled flooring throughout. The dining area offers plenty of room for a family dining table, with French doors opening directly onto the rear garden.

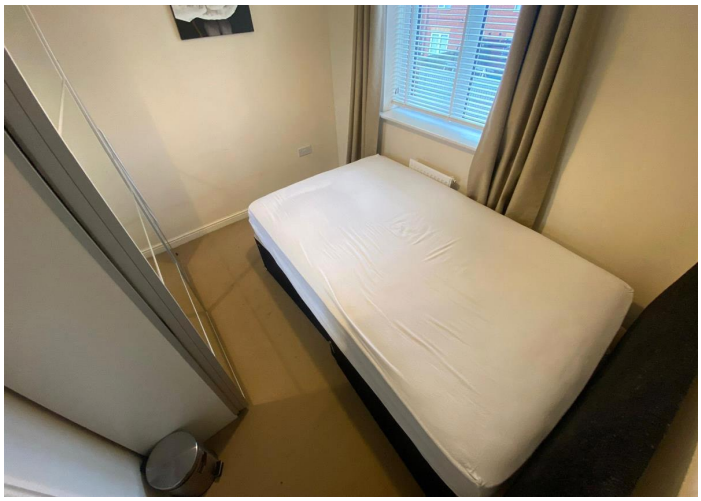
To the first floor, the property offers three bedrooms. The master bedroom is a good sized double room, carpeted and neutrally decorated, and benefits from its own en suite shower room, comprising a shower cubicle with electric shower, pedestal wash basin and WC. The second bedroom is also a double room, carpeted and neutrally decorated, with fitted wardrobes. The third bedroom is a well proportioned single room, ideal as a child's bedroom, nursery or home office.

The family bathroom comprises a bath with shower attachment and glass screen, pedestal wash basin and WC, finished with part tiled walls with a decorative mosaic border.

Externally, to the front, the property benefits from a private driveway providing off road parking. To the rear, there is an enclosed lawned garden with fencing to all sides and a small decked area, a safe space for children to play and for the family to enjoy.

Council Tax Band: B (Middlesbrough Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Rear Garden



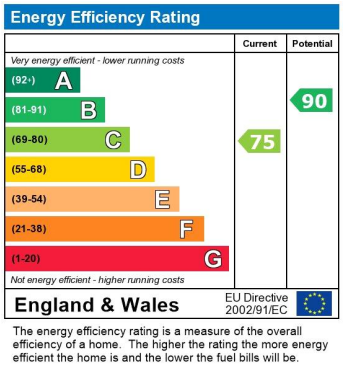












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.