

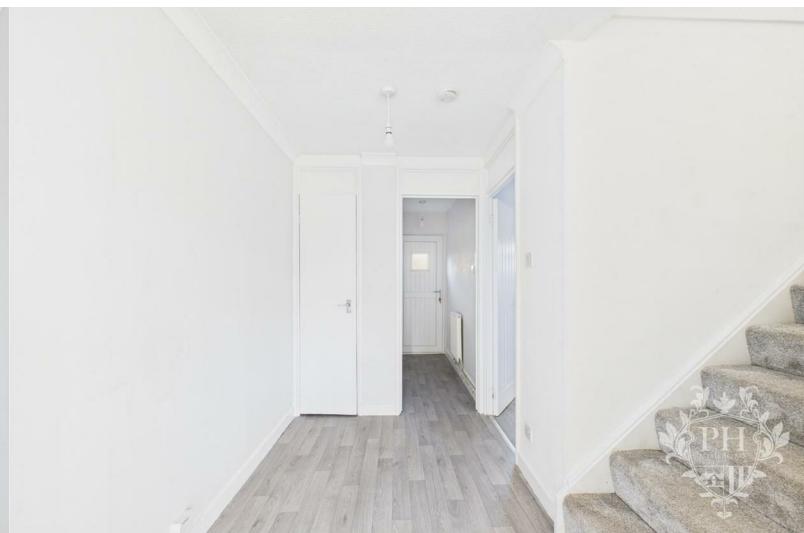


PH ESTATE AGENTS



7 Darwen Court  
Hemlington, Middlesbrough, TS8 9JF

£700 PCM



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## Entrance

Walking from the front of the property through a white UPVC double glazed door you will immediately enter the spacious reception which gains access to the first floor, kitchen, ground floor w/c and rear entrance.

## Reception Room

17'7" x 19'0" (5.36m x 5.79m)

The reception is a exceptional size and provides a vast amount of space for a three piece suite along with larger storage. Whilst being large in size this room offers a abundance of light from the UPVC double glazed window to the front aspect along with painted walls and modern carpet.

## Kitchen / Dining Room

11'6" x 11'4" (3.51m x 3.45m)

The kitchen boasts a number of white wall, base and draw units, plumbing for a washing machine, space for a fridge freezer, sink with mixer taps, and gas/electrical points for the cooker. This room provides the perfect space for cooking with minimal cleaning due to the worktops and flooring with a incredible amount of space for a dining room table.

## Landing

4'6" x 8'9" (1.37m x 2.67m)

The landing provides access to the three bedrooms, family bathroom and loft space.

## Bedroom One

9'8" x 11'5" (2.95m x 3.48m)

Bedroom one is a large double with a UPVC double-glazed window looking over the front garden. This room compromises a large radiator and can fit a double bed and storage with ease.

## Bedroom Two

10'8" x 11'6" (3.25m x 3.51m)

This room is a spacious double located to the rear of the property with room for both a double bed and storage and benefits from a large UPVC double-glazed window and radiator.

## Bedroom Three

7'7" x 8'6" (2.31m x 2.59m)

Bedroom three is the smallest of the three bedrooms but comfortably fits a single bed and storage. This room is situated to the rear of the property and benefits from a large UPVC double-glazed window and radiator.

## Bathroom

6'8"x 8'7" (2.03mx 2.62m)

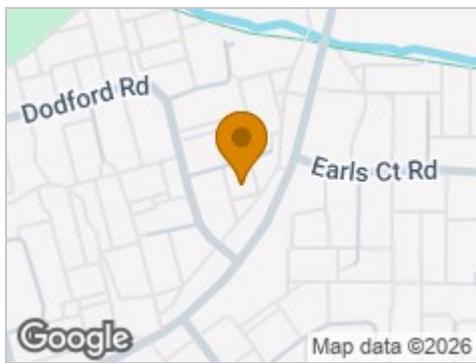
Cladding all around and currently consists of a bath, hand basin and toilet.

## External

This property offers front & rear low maintenance gardens, with on-street parking to the rear and size aspect of the property.



## Road Map



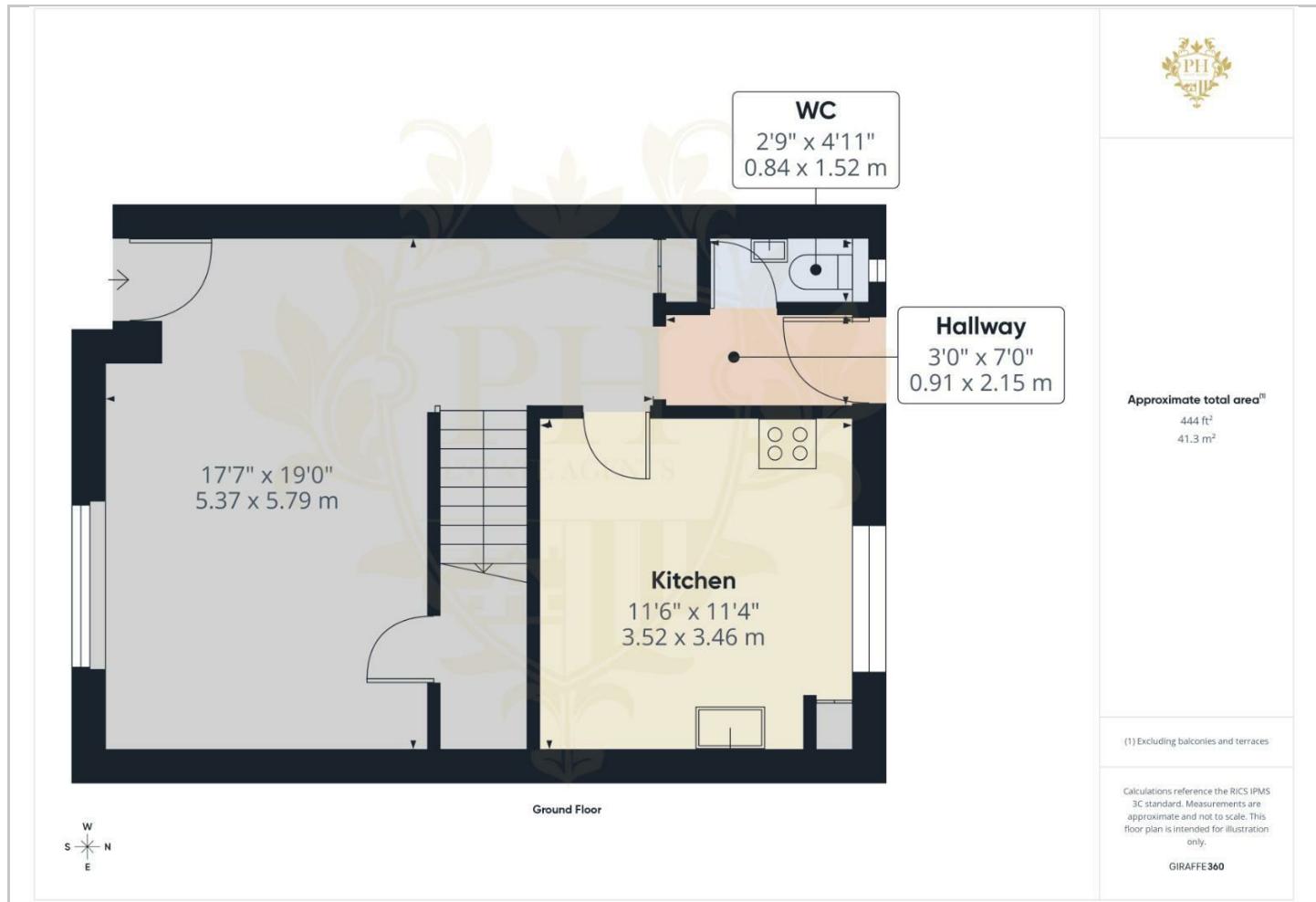
## Hybrid Map



## Terrain Map



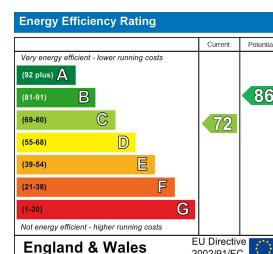
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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