



# 16 Elmhurst Gardens

Hemlington, Middlesbrough, TS8 9EN

£750 Per Month



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## Entrance

A welcoming entrance hallway with carpeted flooring and stairs leading to the first floor, providing access to the ground floor accommodation and a useful understairs WC.

## Downstairs WC

Convenient ground floor WC fitted with a low-level toilet and wash hand basin.

## Kitchen

A modern fitted kitchen featuring a range of wall and base units with contrasting work surfaces, integrated oven and gas hob with extractor over, stainless steel sink unit, and space for additional appliances. The room offers ample storage and workspace, with a window providing natural light and a door leading out to the rear garden.

## Reception Room

A generously sized reception room with large window allowing plenty of natural light, finished with neutral décor and carpeting, offering a versatile space for both living and dining furniture.

## Bedroom One

A spacious double bedroom with neutral décor, carpeted flooring and a large window providing excellent natural light.

## Bedroom Two

A further well-proportioned double bedroom, again neutrally decorated with ample floor space and natural light.

## Bedroom Three

A comfortable single bedroom, ideal as a child's room, guest room or home office.

## Bathroom

A clean and modern family bathroom comprising a panelled bath with shower over and glass screen, pedestal wash basin and WC, finished with tiled walls.

## Rear Yard

To the front, the property benefits from a low-maintenance enclosed garden area. To the rear, there is a private courtyard-style garden with a useful outbuilding for storage, providing an ideal outdoor space with minimal upkeep required.



## Road Map



## Hybrid Map



## Terrain Map



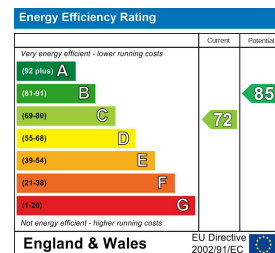
## Floor Plan



## 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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