



## 26 Boscombe Gardens Hemlington, Middlesbrough, TS8 9JZ

This three-bedroom property is located in the well-established residential area of Hemlington, Middlesbrough, and offers practical, affordable accommodation.

The property comprises a welcoming living room, a fitted kitchen with ample storage, three well-proportioned bedrooms, and a family bathroom. The home is decorated in neutral tones throughout, providing a clean and versatile space that allows tenants to easily make it their own.

The layout offers comfortable living space with good natural light, and the property is presented in a clean and functional condition.

Conveniently situated close to local shops, schools, and public transport links, the property provides easy access to everyday amenities. The area is well served by local bus routes and offers good access to nearby road links.

**£625 Per Month**

# 26 Boscombe Gardens

Hemlington, Middlesbrough, TS8 9JZ



- 3 BEDROOM TERRACE HOUSE • UNFURNISHED
- MODERN UPDATED KITCHEN
- NEUTRAL DECOR THROUGHOUT
- POPULAR RESIDENTIAL AREA OF HEMLINGTON
- CLOSE TO SHOPS, SCHOOLS & PUBLIC TRANSPORT

## LOUNGE

17'10 x 9'10 (5.44m x 3.00m)

## KITCHEN

12'07 x 11'07 (3.84m x 3.53m)

## BEDROOM ONE

12'10 x 10'10 (3.91m x 3.30m)

## BEDROOM TWO

13'02 (max) x 8'11 (4.01m (max) x 2.72m)

## BEDROOM THREE

8'07 x 7'01 (2.62m x 2.16m)

## BATHROOM



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, Durham, TS18 1SY  
Tel: 01642 615657 Email: [lettings@gowlandwhite.co.uk](mailto:lettings@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	