



## 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.

This property represents a good-value rental opportunity in a popular residential location.

**EARLY VIEWING'S ARE RECOMMENDED**

**£650 Per Month**



**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**

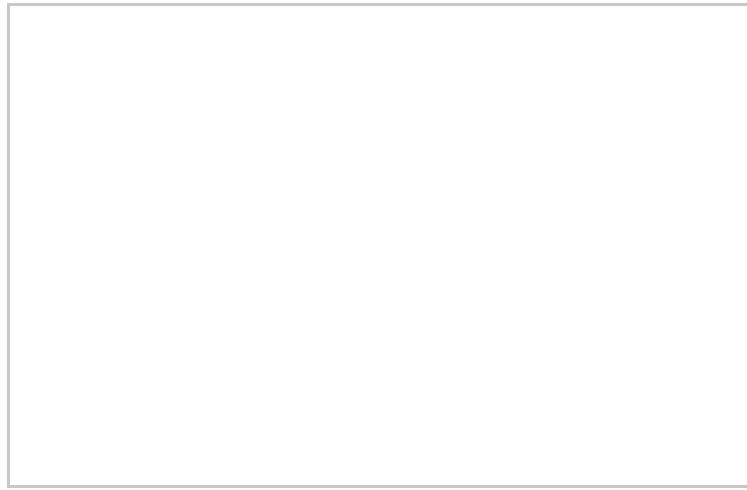
13'02 (max) x 8'11 (4.01m (max) x 2.72m)

**BEDROOM THREE**

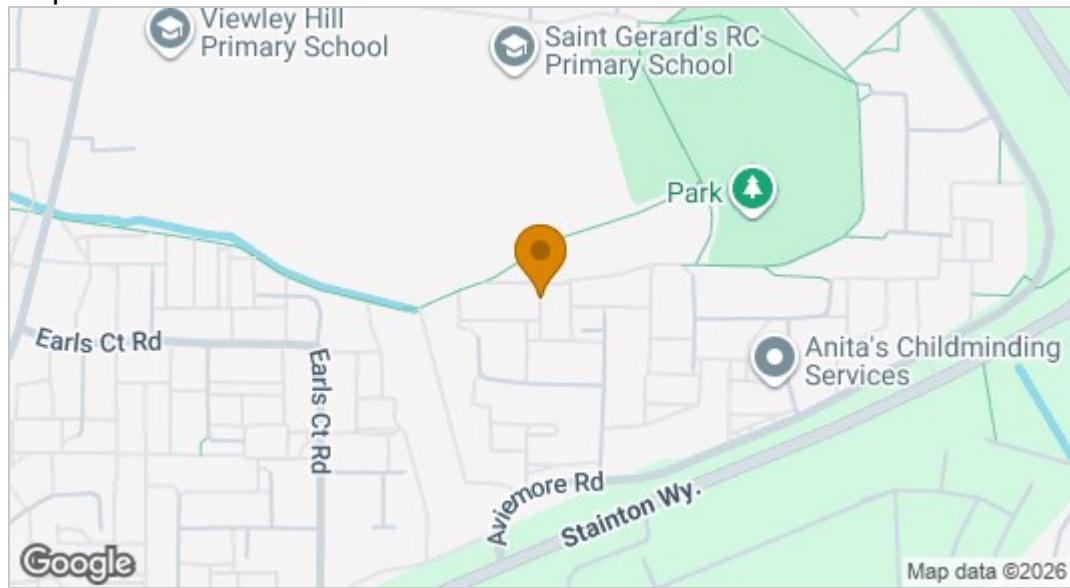
8'07 x 7'01 (2.62m x 2.16m)

**BATHROOM**





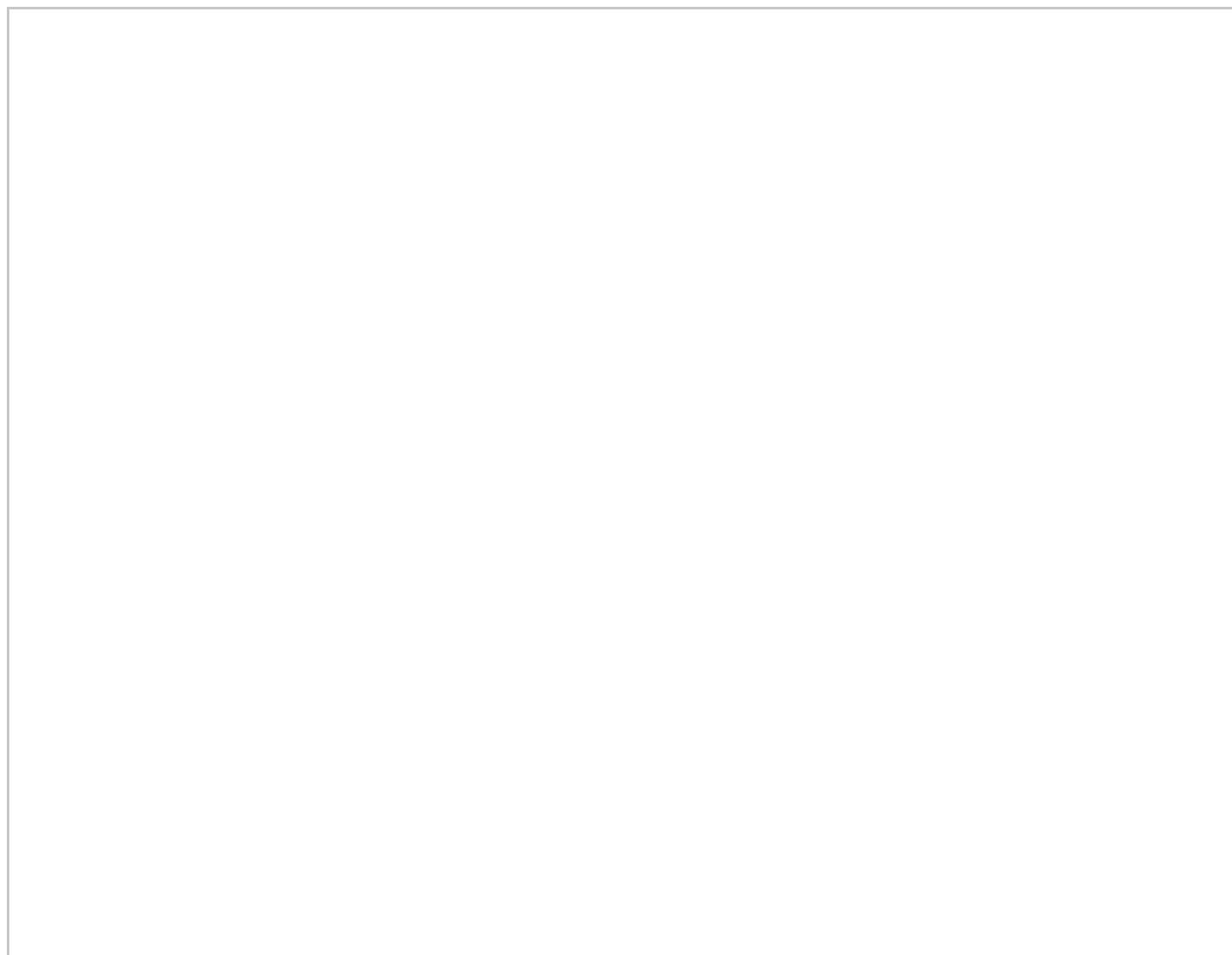
## Map



## EPC graph

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

## Floor Plan



### VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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