



Fulbeck Close, Fulford Grange, TS25 5TU
2 Bed - House - Mid Terrace
Offers Over £120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



Fulbeck Close, Fulford Grange, TS25 5TU

**** AN IDEAL STARTER HOME ** EARLY VIEWING COMES STRONGLY RECOMMENDED **** A beautifully presented two bedroom mid terraced house which offers easily managed living accommodation. The home is located in the highly sought after Fulford Grange development off Brierton Lane and has excellent local shopping facilities and schools close by. Features include gas central heating via a replacement combination boiler and has uPVC double glazing. The property was built by Yuill Homes to the popular 'Tunstall' design which provides a light and airy layout. The floor plan briefly comprises: entrance hall, cloakroom/WC, modern fitted dining kitchen which has modern units and includes built-in oven, hob and extractor, plus a pleasant lounge which has French doors leading to the rear garden. On the first floor are two bedrooms, the master bedroom having fitted wardrobes, plus French doors leading to a 'Juliet' style balcony, and a bathroom/WC which is fitted with a white suite. Externally are easily maintained gardens to front and rear with a driveway providing off street car parking. Fitted carpets and blinds are included in the asking price.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, radiator and staircase to first floor landing and under stairs storage cupboard.

CLOAKROOM/WC

Low level WC, wash hand basin, tiled splashback and radiator.

LOUNGE

13'7 x 9'10 (4.14m x 3.00m)

Modern fire surround with white pebble electric fire included, uPVC double glazed window, double radiator, uPVC double glazed French doors to rear garden.

DINING KITCHEN

12'3 x 7'1 (3.73m x 2.16m)

Fitted with a range of modern wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine and space for fridge/freezer. uPVC double glazed window to front.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

13'7 x 9'10 (4.14m x 3.00m)

Two uPVC double glazed windows to rear, two single radiators, uPVC double glazed French doors which lead to a decorative 'Juliet' style balcony.

BEDROOM 2

10'2 x 7'3 (3.10m x 2.21m)

uPVC double glazed window to front, single radiator, built-in storage cupboard.

FAMILY BATHROOM/WC

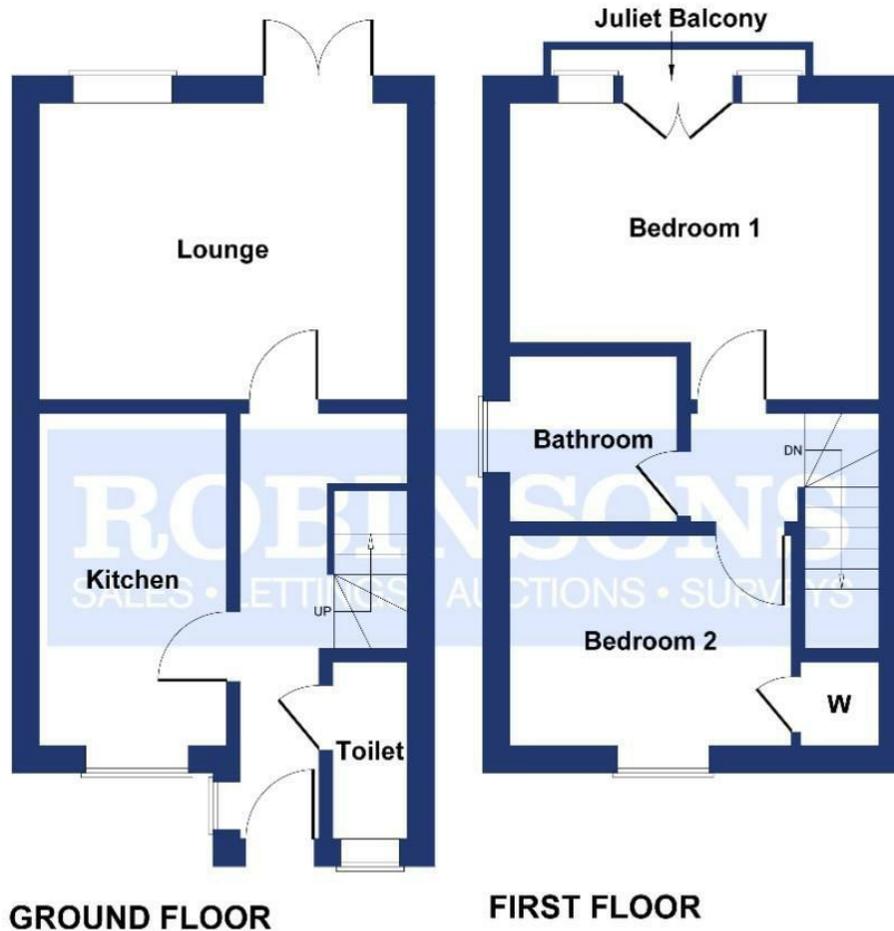
Luxurious white and chrome suite comprising of a panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC and radiator.

EXTERNALLY

To the front of the property is an open plan block paved driveway providing off street car parking. The enclosed rear garden has been landscaped for easy maintenance with a paved patio, decorative stone chippings, external light and gated access to rear. The garden also provides a good degree of privacy.



Fullbeck Ave



GROUND FLOOR

FIRST FLOOR

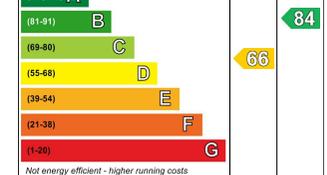
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.