



ROBINSONS TEES VALLEY are delighted to offer to the market this four bedroom semi detached property (one property has been separated to make an extra room) situated in the ever so popular Nunthorpe area. The property is to be sold with NO CHAIN INVOLVED and occupies a fantastic corner plot. The property is within easy access to local amenities, well regarded schools and transport links including a train station. The living accomodation briefly comprises; entrance hallway with stairs to the first floor, dining room to the front (which has been separated to provide another room) a good size living room with double doors to the kitchen, open plan kitchen/diner with access to the garden. To the first floor are are four bedrooms (one bedroom has been separated to make an extra room and a bathroom/WC fitted with a white three piece suite. Externally to the front of the property is a garden surrounded by a privet hedge and to the rear of the property is an enclosed, low maintenance garden with access to detached single garage.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

Kirkham Road, Middlesbrough, TS7 0HQ

4 Bedroom - House - Semi-Detached

£220,000

EPC Rating: D

Tenure: Freehold

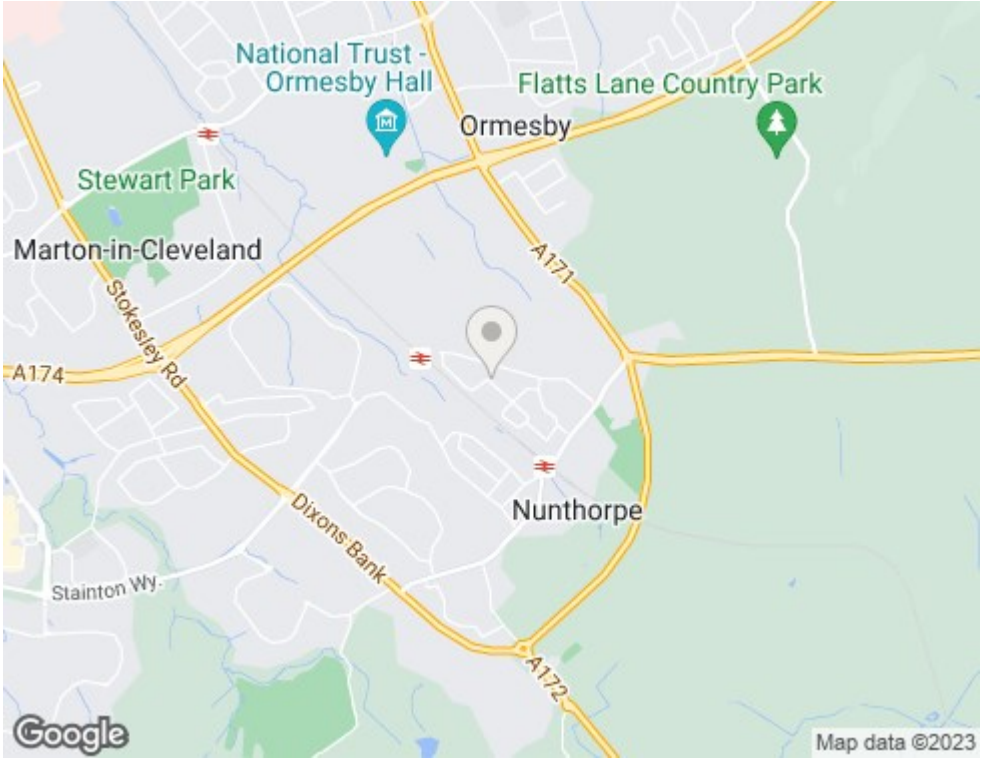
Council Tax Band: D

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . robinsonsteesvalley.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1284.86 ft²

119.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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		
	62	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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