



ROBINSONS TEES VALLEY are delighted to offer to the market this exceptional three bedroom semi detached home situated on an excellent corner plot in the ever so popular Tollesby area. The property is in immaculate condition throughout and has been improved over the years by the current owners including an upgraded kitchen, shower room and an added porch to the front. The home benefits from gas central heating throughout (Combi Boiler approx. 2 year old) and uPVC double glazing. In brief the living accommodation briefly comprises; entrance porch, a larger than average lounge with two uPVC double glazed windows allowing plenty of natural light and a staircase to the first floor which has an attractive glass stair railing. The lounge sweeps round from both sides into the dining room which has a wall mounted electric fire and a bow window to the front aspect. The kitchen/breakfast room is fitted with a modern range of white high gloss base and wall units, an integrated double oven with 6-ring gas hob and extractor above, space for a washing machine and dish washer. There is also plenty of space for an America style fridge freezer. The kitchen is complete with a breakfast bar and useful storage cupboard. To the first floor you can access the fully boarded loft via a pull-down ladder which is fitted with power and lighting. There are three double bedrooms, the master bedroom has the benefit of fitted sliding wardrobes. The shower room has been re fitted and comprises of; a walk-in shower, close coupled WC and wash hand basin, not forgetting the stunning grey tiles to the walls. Externally to the front of the property is a generous sized garden with off road parking for 2 cars. To the rear of the property is an enclosed yard which is fully paved. VIEWINGS COME HIGHLY RECOMMENDED.

COUNCIL TAX BAND B
EPC RATING C
FREEHOLD

Glendale Road, Middlesbrough, TS5 7PY

3 Bedroom - House - Semi-Detached

Offers Over £180,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Glendale Road, Middlesbrough, TS5 7PY

Lounge
23'10" x 12'1" (7.28m x 3.69m)

Dining Room
11'5" x 14'9" (3.49m x 4.52m)

Kitchen
19'7" x 12'11" (5.97m x 3.96m)

Master Bedroom
10'10" x 10'2" (3.31m x 3.10m)

Bedroom Two
11'6" x 12'8" (3.51m x 3.88m)

Bedroom Three
8'10" x 4'9" (2.70m x 1.46m)

Shower Room
6'7" x 9'6" (2.01m x 2.90m)



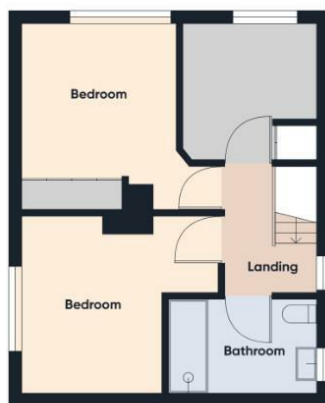
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
105.59 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		
	70	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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