



**Earlsdon Avenue, TS5 8JH**  
**4 Bed - House - Semi-Detached**  
**O.I.R.O £205,000**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure: Freehold**

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# Earlsdon Avenue , TS5 8JH

SMITH AND FRIENDS are delighted to offer to the market this deceptively spacious and well presented four bedroom semi-detached home which has been well maintained by the current owner who bought it from new. The property would appeal to growing families due to its popular Acklam location and within close proximity to well regarded schools and local amenities. The living accommodation briefly comprises: an excellent extended hallway with access through an attractive composite door with a useful cloaks cupboard and a glass panel feature stair case to the first floor, downstairs W/C, generous size lounge laid to solid beech flooring with uPVC patio doors leading to the rear garden and a generous under stairs cupboard. To complete the ground floor accommodation is the fitted kitchen with integrated appliances such as oven with electric hob above and fridge freezer along with patio doors leading out to the rear garden and side door to the driveway. To the first floor landing are four bedrooms with the master bedroom benefiting from fitted wardrobes and views of the garden, and a stunning bathroom fitted with a three suite piece comprising of; panelled bath with mains chrome shower over, pedestal hand basin and close coupled W/C. There is also access to a partially boarded loft. Externally to the front of the property is a well maintained garden and a generous drive providing parking for up to 3 cars which leads to the detached garage and gated access to the rear garden. To the rear of the property is a beautifully presented garden with mature borders and a private aspect which is not overlooked.



PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING.

FREEHOLD TENURE  
COUNCIL TAX BAND C  
EPC RATING D











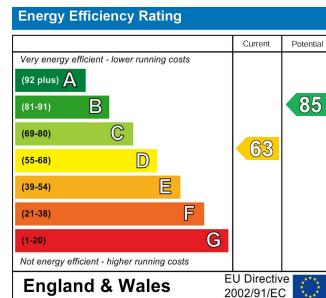








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Approximate total area<sup>(1)</sup>

1009.43 ft<sup>2</sup>  
93.78 m<sup>2</sup>



(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

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.

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