



ROBINSONS TEES VALLEY are delighted to offer to the market this deceptively spacious three bedroom Edwardian semi detached house located on Cambridge Road in the highly sought after Linthorpe area of Middlesbrough and within walking distance of local shops, schools and bus routes. The property offers superb family sized accommodation which has been improved to a high standard whilst retaining much of the original character. Presented in good decorative order throughout with the benefit of gas central heating, part uPVC double glazing, re-fitted kitchen/dining room and the addition of an attractive garden room to the rear. The living accommodation briefly comprises; spacious reception hall with stairs to the first floor, ground floor cloak/WC, front lounge, rear sitting room, a well presented re-fitted kitchen/dining room, garden room, three bedrooms, the master with an en-suite and dressing room and a family bathroom fitted with a white three piece suite. Externally there is an enclosed front garden with tarmac driveway providing off street parking facilities for two vehicles, a two car length garage and a large south facing rear garden with paved patio area. In our opinion this is a quality family home with attractive private gardens in a sought after residential area and viewing is highly recommended.

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

Council Tax Band E  
FREEHOLD  
EPC Rating D

**Cambridge Road, Middlesbrough, TS5 5HG**

**3 Bedroom - House - Semi-Detached**

**Offers Over £300,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



## Cambridge Road, Middlesbrough, TS5 5HG

### RECEPTION HALL

With half glazed and leaded entrance door to the front elevation, attractive leaded window to the front elevation, stair case to first floor. Radiator, original ceiling coving, ceiling rose, and doors leading to cloaks/WC, lounge, sitting room and kitchen/dining room.

### CLOAKS/WC

With a white suite comprising of a low level WC, and wall mounted wash hand basin. Fitted storage cupboard.

### LOUNGE

Leaded bay window to the front elevation, attractive wall mounted fire surround incorporating a living flame gas fire, TV point, two radiators, original ceiling coving.

### SITTING ROOM

Leaded bay window to rear elevation, attractive wall mounted fire surround incorporating a living flame gas fire, TV point, radiator, dado rail, ceiling coving, ceiling rose.

### KITCHEN/DINING ROOM

Double glazed window to side elevation, re-fitted with an excellent range of floor, wall and drawer units with fitted work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, Rangemaster range style gas cooker with tiled splash back and extractor hood above. Space and plumbing for washing machine, space for fridge, radiator, TV point, tiled flooring, ceiling coving, ceiling rose, arched door to the rear elevation giving access to the garden room.

### GARDEN ROOM

Double glazed window to the side elevation, TV point, tiled flooring, radiator, ceiling coving, built in storage cupboard housing the wall mounted gas boiler which provides hot water and heating. Double glazed door giving access to the rear garden.

### LANDING

With large walk in storage cupboard, radiator, doors leading to three bedrooms, dressing room and bathroom/WC.

### BEDROOM ONE

Leaded bay window to front elevation, attractive cast iron fire place, two radiators, dado rail, ceiling coving, door leading to dressing room.

### DRESSING ROOM

With fitted shelving and clothes rails and wood effect laminate flooring and door leading to landing.

### BEDROOM TWO

Leaded bay window to rear elevation, range of fitted wardrobes, TV point, radiator, dado rail, ceiling coving.



## Cambridge Road, Middlesbrough, TS5 5HG

### BEDROOM THREE

Leaded window to the front elevation, radiator, dado rail, ceiling coving.

### BATHROOM/WC

Re-fitted with a white suite comprising of freestanding bath with mixer tap/shower attachment and attractive claw feet. Separate shower cubicle with chrome wall mounted shower, wash hand basin, low level WC. Part ceramic tiling to the walls, tiled flooring, radiator, ceiling coving, two double glazed windows to rear elevation.

### EXTERNALLY

A good sized front garden enclosed by brick wall and timber fencing, screened by mature trees which provide a degree of privacy and mainly laid to lawn with established shrubs and wrought iron gates to the front elevation. There is security lighting and a tarmac driveway providing off street parking for up to three vehicles. The driveway leads via timber gates to the brick two car garage, 33' x 9' with up and over door, four windows to the side elevation, electric light and power point. Large south facing rear garden enclosed by a brick built wall and timber fencing, mainly laid to lawn with established shrubs and mature trees which provide a high degree of privacy. Large paved patio area and external water tap.



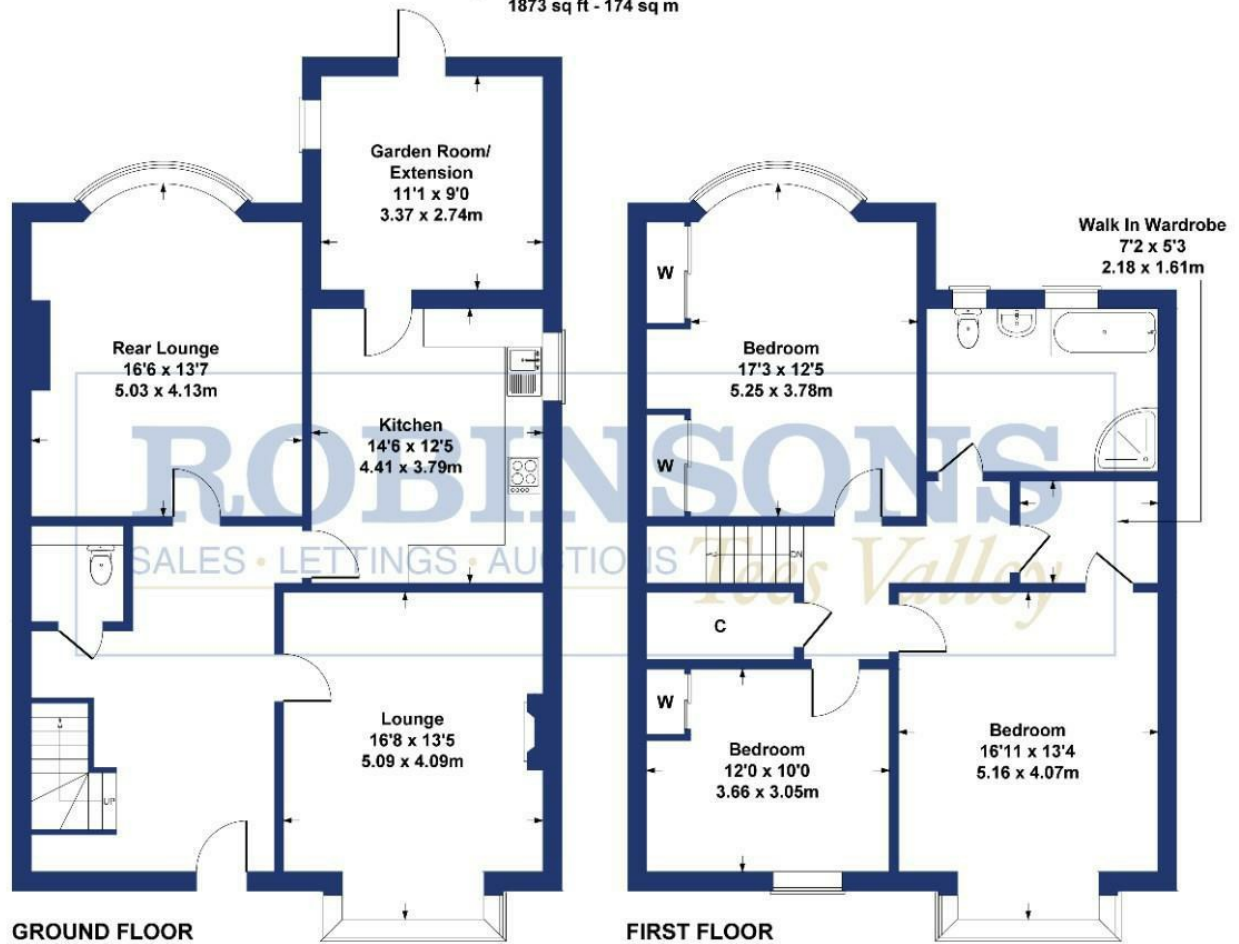
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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](http://robinsonsteesvalley.co.uk)



## Cambridge Road

Approximate Gross Internal Area  
1873 sq ft - 174 sq m



### 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. 2022

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		
	67	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	62	77
England & Wales		
EU Directive 2002/91/EC		

Robinsons Tees Valley  
Middlesbrough Sales, TS7 8DX  
01642 313666

middlesbrough@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk