



SMITH & FRIENDS are delighted to offer to the market this beautifully presented five-bedroom detached family home. The property is located on the popular Ladgate Woods development just off Ladgate Lane and close to good schools, local amenities and has easy access to motorway links.

The spacious living accommodation briefly comprises lengthy entrance hallway with stairs to the first floor, converted garage to provide a 2nd reception room, lounge with attractive feature panelling, an excellent open plan kitchen/diner with stunning units and integrated appliances with French doors to the rear garden, a useful utility room and downstairs cloakroom/WC. To the first floor are five immaculate bedrooms, the master bedroom has the benefit of en-suite shower room/WC. There is also a family bathroom fitted with a modern white piece suite. Externally to the front of the property is parking for two cars and the rear is a generous size garden which is laid to lawn and has a fantastic paved seating area. **EARLY VIEWING COMES HIGHLY RECOMMENDED.**

**Buckthorn Grove, Middlesbrough, TS8 9BF**

**5 Bedroom - House - Detached**

**Asking Price £280,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: E**

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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



Ground Floor

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

1363.73 ft<sup>2</sup>  
126.69 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	84
(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		

