



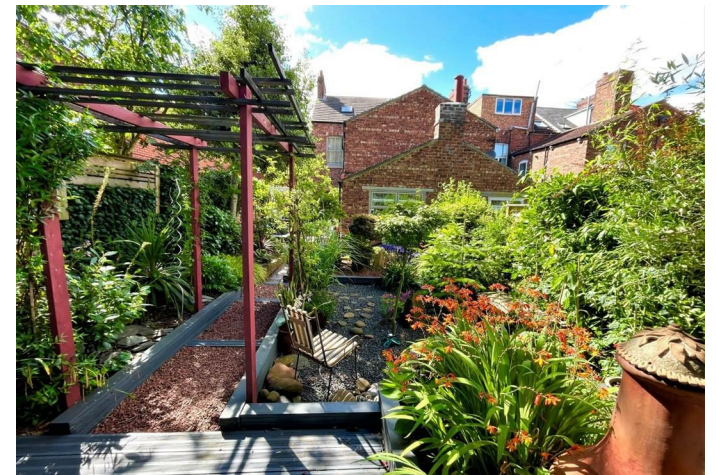
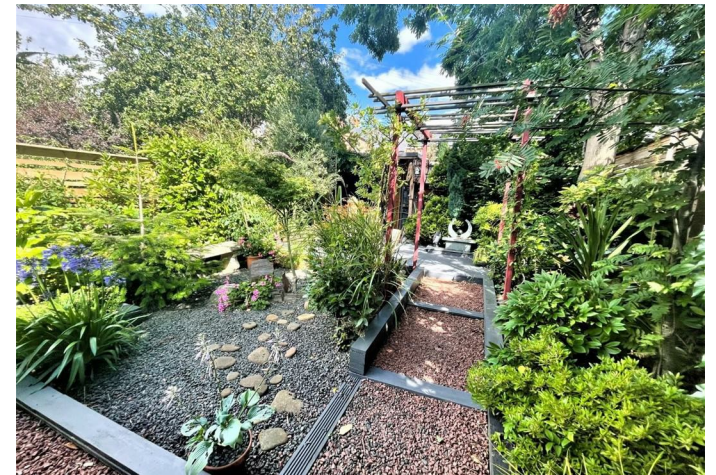
**Windsor Road, TS5 6DS
5 Bed - House - Terraced
O.I.R.O £285,000**

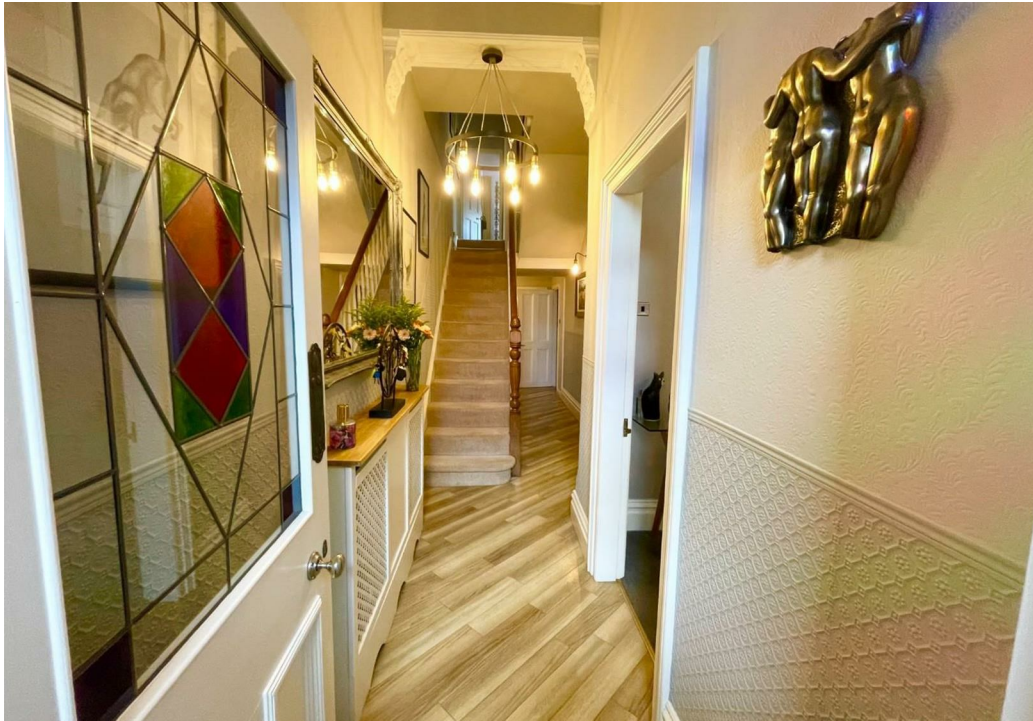
**Council Tax Band: C
EPC Rating: E
Tenure: Freehold**

Windsor Road , TS5 6DS

SMITH AND FRIENDS are delighted to offer to the market this spectacular period style FIVE BEDROOM terraced family home which is finished to a very high standard throughout. The property would appeal to a variety of potential buyers due to its fantastic location which is a short stroll to Roman Road shops. Linthorpe Village is a short walk away with Middlesbrough centre and Teesside University within easy reach too. This deceptively spacious home also benefits from gas central heating, THREE reception rooms, and fitted white wooden slat blinds which will be included in the asking price. The beautifully presented living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor, downstairs cloakroom/WC, living room to the front aspect with lovely bay window to the front, second reception room/snug to the rear and an extra reception/dining room to complete the ground floor which leads to the modern fitted kitchen with fitted appliances including; integral fridge/freezer, dish washer, double oven, 'NEFF' induction hob and 'NEFF' extractor above. To the first floor are THREE bedrooms, all with cast iron feature fireplaces and the family bathroom fitted with a white three piece suite comprising of; panelled bath with shower over, close coupled WC and pedestal wash hand basin. The Master Bedroom has the benefit of fitted 'Hammonds' wardrobes and en-suite shower room. To the second floor are a further two bedrooms. Externally to the front of the property is off street parking for 2 vehicles and side access to the rear garden. To the rear is a generous sized garden which is well cared for and full of beautiful mature shrubs and trees giving it that extra degree of privacy. As you walk further to the rear of the garden the property has an external summer house fitted with power and lighting (hot tub can be negotiable) and access to the single garage and alley.

VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE.













Entrance hallway

Stairs to first floor, storage cupboard, radiator.

Lounge

Single glazed bay window to the front aspect, two radiators, high ceilings.

Reception Room Two

Single glazed window to the rear aspect, storage cupboard, trendy column radiator.

Dining Room

Double glazed bay window to the side aspect, door to the garden.

Kitchen

Fitted with a mix of cream high gloss and wooden units with matching cream work surfaces and beautiful mosaque style tiles to splash back. There are a number of integrated appliances including NEFF induction hob and NEFF extractor above, double oven, fridge/freezer and dish washer. Single glazed window to the rear aspect, Spot lights to ceiling, chrome column radiator large cupboard housing a wall mounted combi boiler and space for a washing machine.

First Floor Landing

Bedroom One

Single glazed window to the front aspect, fitted Hammond's wardrobes, traditional gas fire surround, radiator, access to en-suite.

En Suite

Large walk in shower, low level WC, vanity wash hand basin unit, spotlights to ceiling, attractive tiles to walls.

Bedroom Two

Single glazed window to side aspect, traditional cast iron fire place, radiator.

Bedroom Three

Single glazed window to the rear aspect, traditional cast iron fire place , radiator.

Second Floor Landing

An excellent feature landing with a Velux window.

Bedroom Four

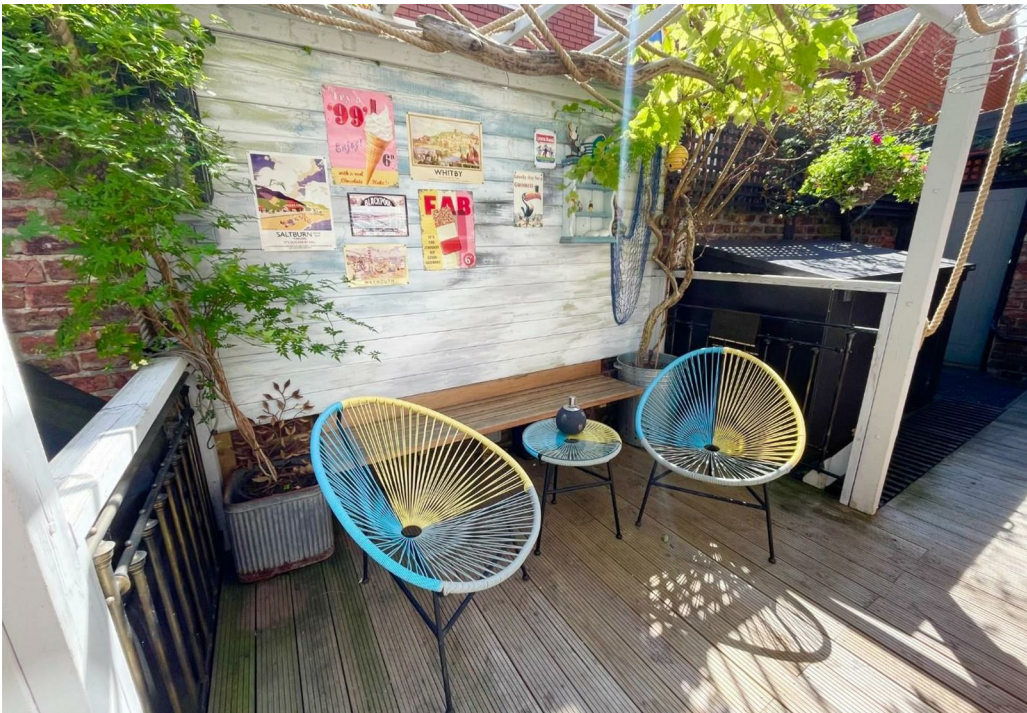
Single glazed window to the front aspect, storage cupboard.

Bedroom Five

Single glazed Velux window, spotlights to ceiling, storage cupboards.

Externally

Externally to the front of the property is off street parking for 2 vehicles and side access to the rear garden. To the rear is a generous sized garden which is well cared for and full of beautiful mature shrubs and trees giving it that extra degree of privacy. As you walk further to the rear of the garden the property has an external summer house fitted with power and lighting (hot tub can be negotiable) and access to the single garage and alley.









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		
	45	70
England & Wales		EU Directive 2002/91/EC

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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