



A well presented two bedroom ground floor flat that would be an ideal 1st purchase or buy to let investment opportunity.

The accommodation comprises of: Entrance Hall, lounge, modern fitted kitchen, Two bedrooms and family bathroom. Externally there are easily maintained gardens to front and side.

EPC Rating: D  
Council Tax Band: A

**Sandling Court, Middlesbrough, TS7 8QP**

**2 Bed - Apartment**

**£90,000**

**EPC Rating**

**COUNCIL TAX BAND A**

**[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)**

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

## Sandling Court, Middlesbrough, TS7 8QP

### Entrance Hall

### Lounge

**14'4 x 10'9 (4.37m x 3.28m)**

uPVC double glazed window to the front aspect.

### Kitchen

**9 x 7'8 (2.74m x 2.34m)**

Comprising a smart range of white high gloss wall. base and drawer units with matching work surfaces and coordinated tiled splash backs. Appliances to comprise; stainless steel sink unit with drainer, electric cooker, two ring gas hob and plumbing for washing machine.

### Bedroom 1

**10'6 x 10' (3.20m x 3.05m)**

uPVC DG window to front aspect, radiator and fitted wardrobes.

### Bedroom 2

**8'8 x 6'7 (2.64m x 2.01m)**

uPVC DG window to rear.

### Family Bathroom

Panelled bath with shower over, pedestal wash hand basin and low level wc. Coordinated tiled walls and uPVC DG window to rear.

### External

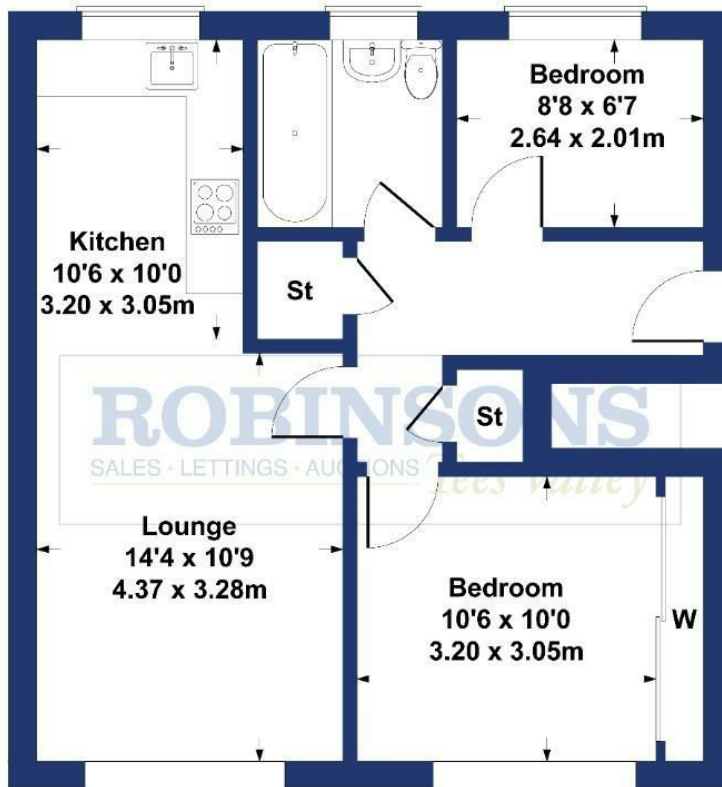
Front and side gardens paved for easy maintenance.



**Sandling Court, Middlesbrough, TS7 8QP**

# Sandling Ct

Approximate Gross Internal Area  
566 sq ft - 53 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	63	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Robinsons Tees Valley  
Middlesbrough Sales, TS7 8DX  
01642 313666

[middlesbrough@robinsonsteesvalley.co.uk](mailto:middlesbrough@robinsonsteesvalley.co.uk)

[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)