



Raines Court, TS4 2AN
4 Bed - House - Detached
Offers Over £255,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



SMITH &
FRIENDS
ESTATE AGENTS

Raines Court Middlesbrough TS4 2AN

Smith & Friends are delighted to offer to the market this welcoming & beautifully presented four bedroom detached house located in the desirable area of Raines Court, Middlesbrough. This impressive property boasts a substantial plot, providing ample outdoor space and offers versatile living accommodation throughout. The home is perfect for families or those who enjoy entertaining.

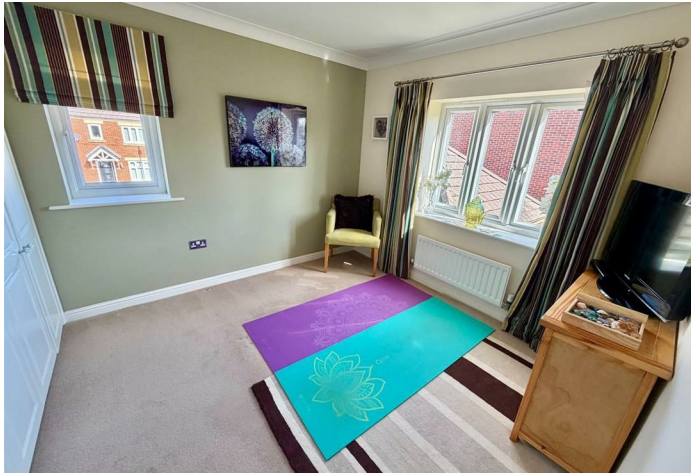
The living accommodation briefly comprises; fantastic hallway area with staircase to the first floor, downstairs living room, separate study/office space, downstairs WC and an open plan kitchen/living space which has a range of integrated appliances and has access to the utility. To the first floor landing is the modern family bathroom, four well-proportioned bedrooms, including an en-suite to the master bedroom and three of the bedrooms have the benefit of fitted wardrobes. Externally, the property benefits from a substantial plot with a wrap around garden to the rear which is mainly laid to lawn. There is a double driveway with parking for 2 cars leading to the extra large double garage, plus extra room, ideal for those seeking a home office or gym. There is also access from the garden to the garage via an internal door, which has electric and spots lights to the ceiling. To the front are wrought iron boundaries with well cared for shrubs. Viewings come highly recommended to fully appreciate.







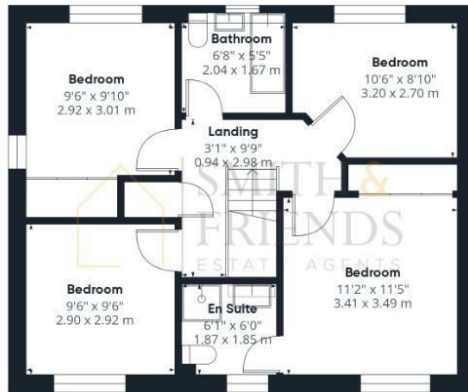








Ground Floor



Floor 1



Approximate total area^m
1176 ft²
109.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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			
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. Smith & Friends Estate Agents 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.

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