



Bank Sands, TS5 8TZ
4 Bed - House - Semi-Detached
Reduced To £200,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Bank Sands , TS5 8TZ

ROBINSONS TEES VALLEY are delighted to offer to the market this excellent four bedroom semi detached home situated in the ever so popular Acklam area. The home has been extended and improved by the current home owners offering versatile living accommodation throughout which would make the perfect home for a growing family. The living accommodation briefly comprises; entrance hall with stairs to the first floor, converted garage room which is currently used as a study, a generous sized lounge with a uPVC double glazed bow window to the front aspect, an attractive wall mounted gas fire and uPVC double glazed French doors to the garden. To complete the ground floor is the stunning kitchen fitted with modern units and an island breakfast bar which is great for entertaining. To the first floor are four bedrooms and a larger than average family bathroom fitted with a stunning four piece suite comprising; walk-in shower, free standing bath, close coupled WC and pedestal wash hand basin. Externally to the front of the property is off street parking for one vehicle and an electric car point. To the rear of the property is a south west facing garden, laid to lawn and astro turf. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRICIATE.











Entrance Hall

Accessed via by black composite door with glass inserts.

Lounge

9'6" x 24'5" (2.90 x 7.45)

uPVC double glazed bow window to front aspect, uPVC double glazed French doors opening to the garden, gas fire, ceiling spotlights, under stairs storage cupboard and radiator.

Study/Converted Garage

8'3" x 13'1" (2.53 x 4.00)

uPVC double glazed window to the front aspect.

Kitchen Diner

10'7" x 14'5" (3.24 x 4.40)

A range of modern base and wall units incorporating granite work surfaces, gas hotpoint five ring hob with splashback and extractor above, double hotpoint oven, uPVC double glazed window to rear aspect, dishwasher, fridge freezer, steel wine rack, island with space for two breakfast chairs, spotlights to ceiling and access to the garden.

First Floor Landing

Access to loft.

Bedroom One

13'2" x 10'7" (4.02 x 3.25)

uPVC double glazed window to front aspect, radiator and storage cupboard.

Bedroom Two

11'6" x 6'7" (3.52 x 2.01)

uPVC double glazed window to rear and radiator.

Bedroom Three

11'11" x 6'4" (3.64 x 1.95)

uPVC double glazed window to front aspect, storage cupboard and radiator.

Bedroom Four

9'10" x 6'5" (3.01 x 1.98)

uPVC double glazed window to front and radiator.

Bathroom

Stylish tiles to floor and wall level, two uPVC double glazed windows to rear aspect, chrome heated towel rail, spotlights to ceiling, a four piece suite comprising of; free standing bath, close coupled WC, pedestal wash hand basin and a walk-in shower with rainfall showerhead.

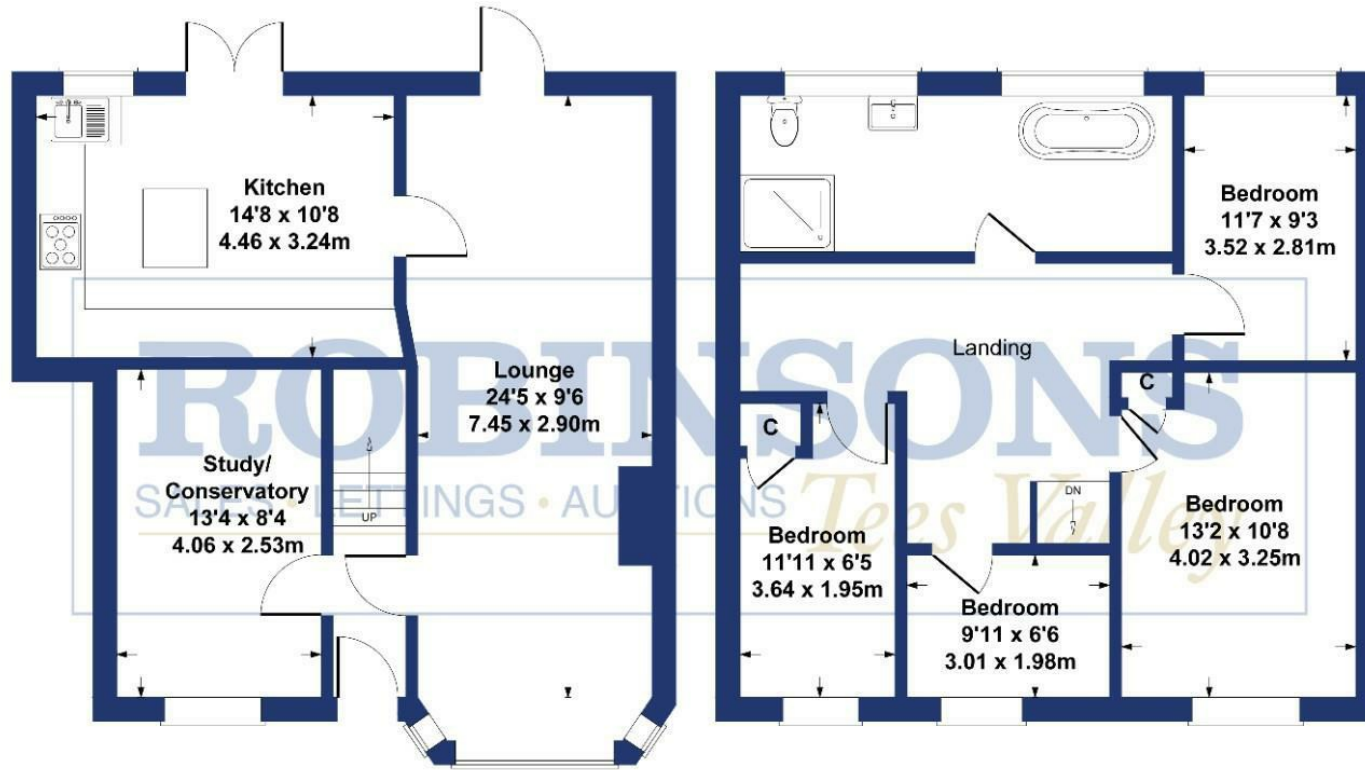
Externally

To the front of the property is off street parking for one vehicle with a lawn area and a car electric point. To the rear is a lovely South West facing garden that is mainly laid to lawn with half astro turf a garden shed with borders.



Bank Sands

Approximate Gross Internal Area
1194 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

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 | | | 86 |
| (81-91) B | | 76 | |
| (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. 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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