

ROBINSONS TEES VALLEY are delighted to bring to the market this deceptively spacious and well cared for four bedroom home which is immaculately presented throughout. In brief, the living accommodation comprises; lengthy entrance hallway with a downstairs cloakroom/WC, a good sized fitted kitchen/diner with integrated appliances, dining room to the front aspect and a spacious living room with French doors to the rear garden. To the first floor are four double bedrooms, three are fitted with wardrobes and the master bedroom benefits from an en-suite shower room. The family bathroom is absolutely stunning and has recently been refitted to the highest quality briefly comprising; panelled bath with rainfall power shower over, trendy vanity unit and WC. Externally to the front of the property is off street parking for a 2 vehicles leading to the single integral garage and a well maintained garden. To the rear of the property is a beautiful sunny garden, split over two levels and is mainly laid to lawn with mature shrubs and trees and a patio seating area which is perfect for the summer months. Viewings come highly recommended to fully appreciate this lovely family home.

Carlile Hill, Middlesbrough, TS8 9SL

4 Bedroom - House - Detached

£235,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Carlile Hill, Middlesbrough, TS8 9SL

ENTRANCE HALLWAY

14'5" x 5'10" (4.4m x 1.8m)

Accessed via uPVC composite door with glass inserts.

CLOAKROOM/WC

Close coupled WC, sink unit and radiator.

DINING ROOM

15'8" x 14'9" (4.80m x 4.52m)

uPVC double glazed bay window to the front aspect, radiator.

LOUNGE

9'10", 282'1" x 14'9" (3,86m x 4.52m)

uPVC double glazed patio doors leading to the rear garden, gas fire and radiator.

KITCHEN/DINER

15'10" x 8'8" (4.83m x 2.66m)

A range of base and wall units incorporating stainless steel sink and drainer, integrated fridge freezer, single oven with gas hob above, radiator, uPVC double glazed windows to the front and side aspect, door to side and a radiator.

FIRST FLOOR LANDING

Loft access and storage cupboards.

MASTER BEDROOM

11'8" x 13'5" (3.58m x 4.11m)

Three uPVC double glazed windows to the front aspect allowing plenty of natural light, fitted wardrobes, radiator and access to en suite.

EN SUITE

Briefly comprising; enclosed shower unit with wall mounted electric shower, close coupled WC, pedestal wash hand basin, radiator and uPVC double glazed window to side aspect.

BEDROOM TWO

10'8" x 8'7" (3.26m x 2.63m)

uPVC double glazed window to the front aspect, fitted wardrobes, radiator.

BEDROOM THREE

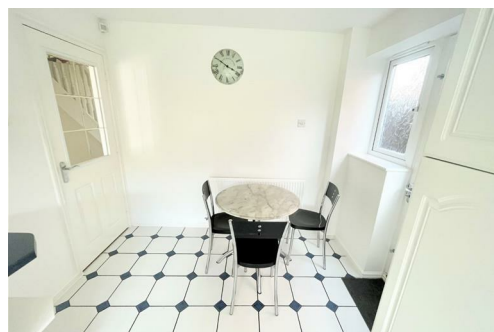
9'3" x 9'3" (2.83m x 2.84m)

uPVC double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM FOUR

10'0" x 7'7" (3.06m x 2.32m)

uPVC double glazed window to rear aspect, radiator.



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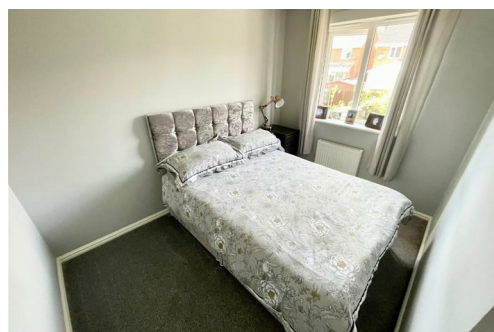
MASTER BATHROOM

6'6" x 6'6" (2m x 2m)

A stunning three piece suite comprising; panelled bath with folding glass screen, 'Rainfall power shower' and secondary shower head, chrome heated towel rail, vanity wash hand basin unit and WC, attractive tiling to walls, spotlights to ceiling, uPVC double glazed window to the rear aspect.

EXTERNALLY

To the front of the property is well maintained garden and a driveway providing off street parking for 2 cars leading to the single integral garage. To the rear of the property is a beautiful sunny garden split over 2 levels, mainly laid to lawn with a patio seating area.



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

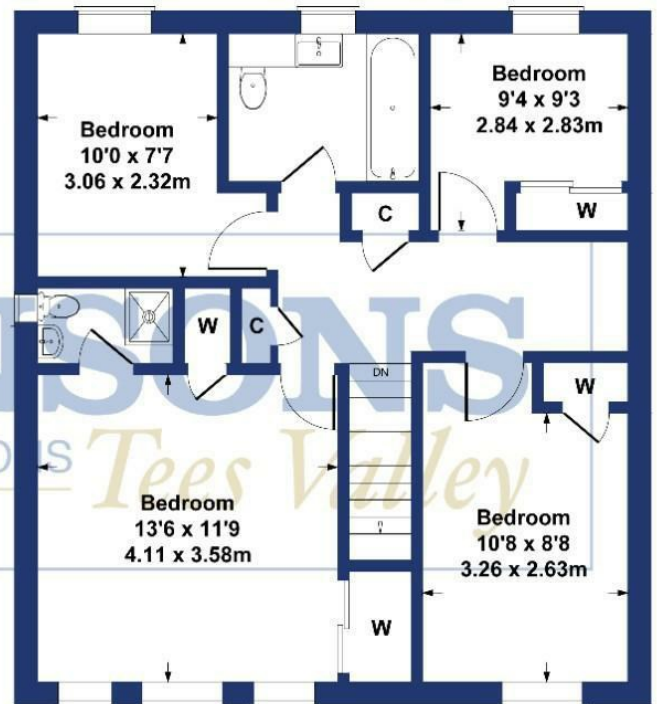
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Carlile Hill

Approximate Gross Internal Area
1389 sq ft - 129 sq m



GROUND FLOOR

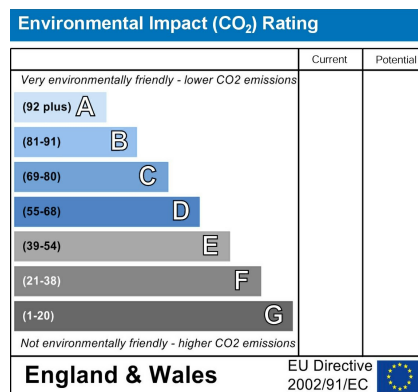
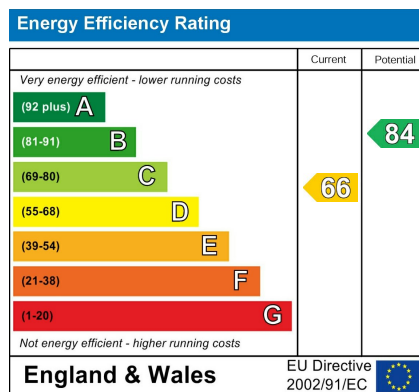


FIRST FLOOR

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.

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