



Crossfell Road, TS3 7PQ  
3 Bed - House - Semi-Detached  
£95,000

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# Crossfell Road , TS3 7PQ

Having undergone a comprehensive refurbishment, this immaculate three bedroom semi comes with viewing strongly recommended. Benefiting from a full rewire, new heating system, modern bathroom and kitchen, The property is also located close to local amenities and commuter routes.

The accommodation comprises of: Entrance vestibule, opening into the hallway, Lounge, Open plan Dining Kitchen, Rear Lobby and Utility. To the 1st floor there are Three bedrooms and Family bathroom.

Externally there are well maintained gardens to both front and rear.











# Crossfell Rd



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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Middlesbrough, TS7 8DX  
Tel: 01642 313666  
[info@robinsonsmiddlesbrough.co.uk](mailto:info@robinsonsmiddlesbrough.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

