



Kenmore Road, TS3 0SH
3 Bed - House - Semi-Detached
Offers Over £160,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Kenmore Road , TS3 0SH

ROBINSONS TEES VALLEY are delighted to offer to the market this beautifully presented and ready to move into three bedroom semi detached house situated on a spectacular and sought after corner plot which has a high degree of privacy. The property would appeal to a variety of buyers including first time buyers, investors or home movers. The spacious living accommodation briefly comprises of; entrance porch leading to the entrance hallway with stairs to the first floor, generous sized lounge to the front aspect with a cosy flicker flame fire, modern fitted kitchen/diner with a number of appliances and French doors to the rear garden. To the first floor are three bedrooms, two are fitted with sliding wardrobes and a stunning family bathroom/WC fitted with a three piece suite comprising of; panelled bath with spa jets, vanity unit and close coupled WC. The property also has the benefit of a fully boarded loft room with a fitted staircase which is currently used as a bedroom (no regulations) which has spotlights to the ceiling. To the front of the property is a superb concrete imprint driveway surrounded by wrought iron gates providing off street parking and a fantastic seating space. To the rear of the property is the perfect entertaining garden with a decked seating area, high quality hot tub (included in the asking price) and a fantastic bar/summer house with power and lighting. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE.











Entrance Porch

uPVC double glazed entrance door.

Entrance Hallway

Access to first floor with an under stairs cupboard.

Kitchen/Diner

Fitted with a range of modern base and wall units incorporating a sink unit with appliances including washing machine, dish washer, oven and hob, uPVC double glazed French doors opening to the garden, radiator and a storage cupboard.

Lounge

uPVC double glazed window to the front and rear aspect, fire surround and electric flicker flame fire, two radiators.

First Floor Landing

uPVC double glazed window to the side aspect and staircase to a fully boarded loft.

Loft Room (No Regulations)

Two Velux windows, spotlights to ceiling.

Bedroom One

uPVC double glazed window to side aspect and fitted wardrobes.

Bedroom Two

uPVC double glazed window to rear aspect, fitted wardrobes and storage cupboard.

Bedroom Three

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

Bathroom

uPVC double glazed window to rear aspect, panelled bath with jacuzzi jets and power shower over, vanity unit and WC, chrome heated towel rail and spotlights to ceiling.

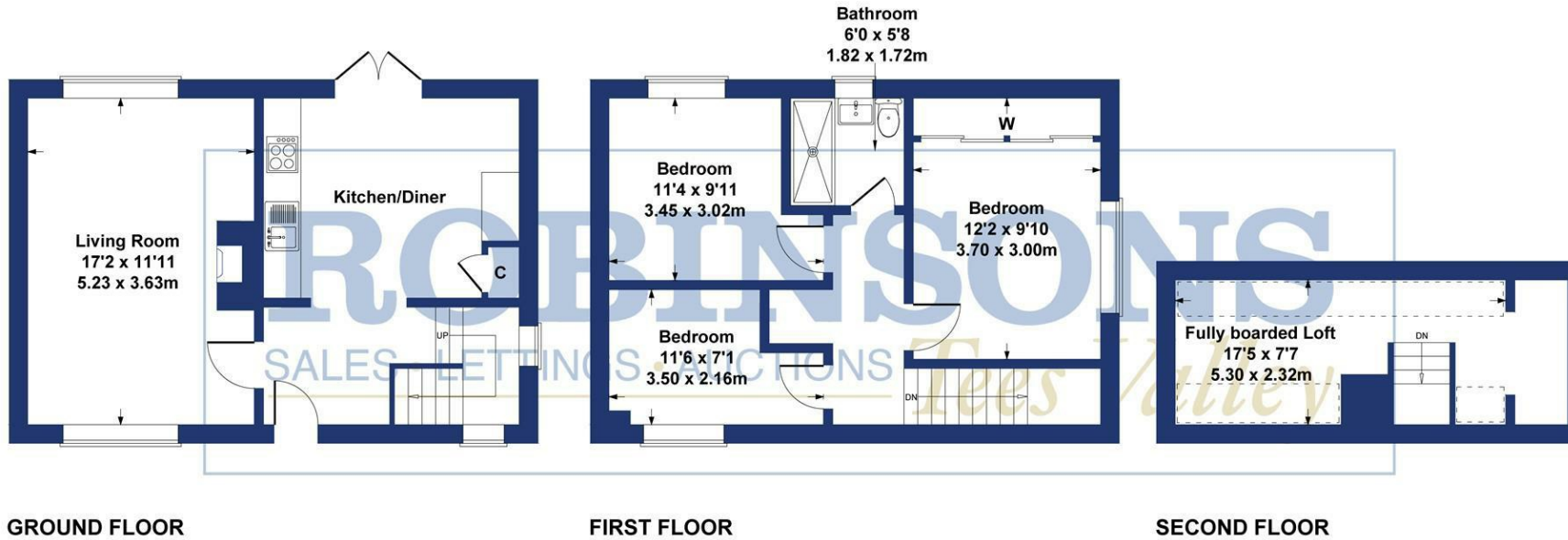
Externally

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Kenmore Road
Approximate Gross Internal Area
1023 sq ft - 95 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
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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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