

Simply Stunning -Tastefully improved by the current owners with no expense spared, stylish & contemporary with high end finishes throughout. This beautiful family home is set on a favourable corner plot with a private south facing rear garden.

The accommodation comprises of: Entrance hall, lounge, dining room, kitchen / family room which opens onto the rear garden, utility and downstairs cloakroom w.c. To the 1st floor there are four bedrooms (master with en suite) and family bathroom.

Externally: Lawned front and side gardens with well stocked borders and wrought iron railings & gate.

Rear Garden - Professionally landscaped garden with artificial lawn and paved patio areas. Walled boundaries provide good screening.

Detached Single Garage - Up and over entry door, power and lighting.

The property has also had planning permission granted for a single storey 4m x 4m extension with Velux windows & Bi fold doors, (plans are available on request)

Brookes Lane, Middlesbrough, TS8 9GE

4 Bed - House - Detached

£260,000

EPC Rating

COUNCIL TAX BAND D

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Entrance Hall

Composite entry door, porcelain tiled flooring and staircase to first floor landing.

Living Room

13'3 x 10'3 (4.04m x 3.12m)

uPVC DG window to front aspect, and radiator

Dining Room

10'10 x 9'10 (3.30m x 3.00m)

uPVC DG window to front aspect, and radiator.

Kitchen / Family Room

20'3 x 9'6 (6.17m x 2.90m)

Comprising of a modern range of cream wall, base and drawer units with matching work surfaces, and breakfast bar. Inset sink and drainer with mixer tap, Integrated appliances include, fan assisted electric oven, four ring gas hob with stainless steel extractor fan and splash back, dishwasher and fridge freezer. uPVC double glazed French style doors provide external access to the rear garden.

Utility

Base units incorporating plumbing for washing machine. Rear exit door.

Cloakroom WC

White suite comprising; Wash hand basin with mixer tap and low level WC.

1st Floor

Bedroom 1

12'9 x 11'5 (3.89m x 3.48m)

uPVC DG window to rear and radiator.

En suite

Contemporary suite comprising; Full tiled shower enclosure with wall mounted thermostatic shower, wash hand bowl with mixer tap and low level WC.

Bedroom 2

12'9 x 11'6 (3.89m x 3.51m)

uPVC DG window to front aspect and radiator.

Bedroom 3

9'10 x 9' (3.00m x 2.74m)

uPVC DG window to front aspect and radiator.

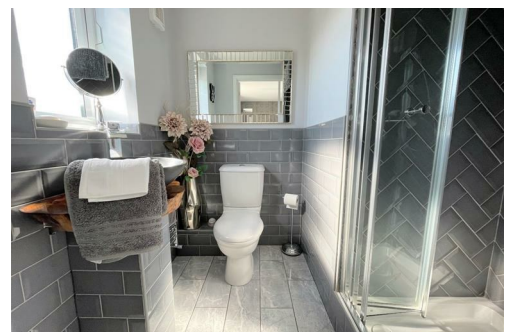
Bedroom 4

8'3 x 7'9 (2.51m x 2.36m)

uPVC DG window to front aspect and radiator.

Family Bathroom

White suite comprising; Panelled bath, pedestal wash hand basin and low level WC.



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Externally

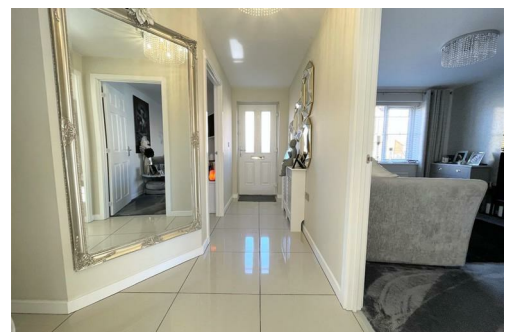
Lawned front and side gardens with well stocked borders and wrought iron railings & gate. Rear Garden - Professionally landscaped garden with artificial lawn and paved patio areas. Walled boundaries provide good screening.

Detached Single Garage - Up and over entry door, power and lighting.

NB

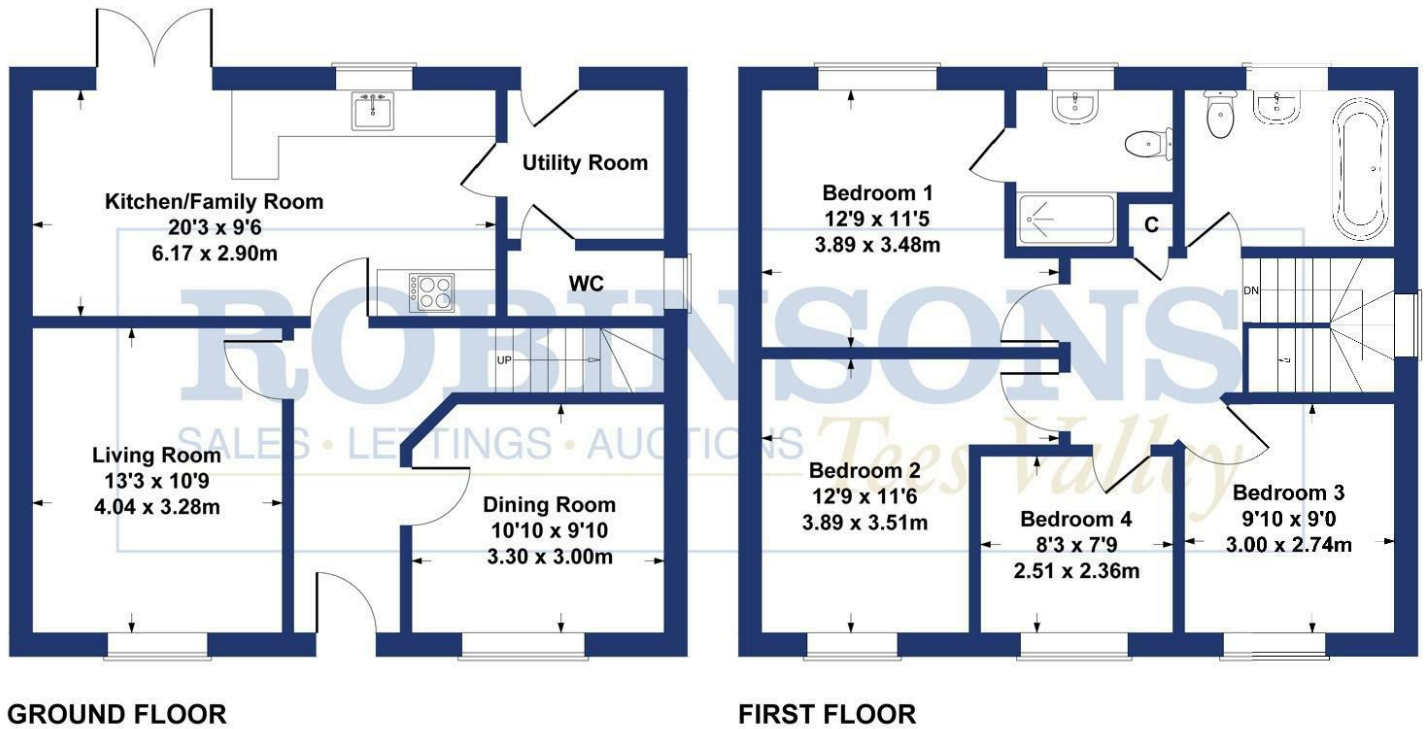
Council tax band; D

Tenure; Freehold



Brookes Lane

Approximate Gross Internal Area
1268 sq ft - 118 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		93
(81-91) B	84	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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