



Copper Beech Lane, TS8 9FL
3 Bed - House - Detached
£200,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

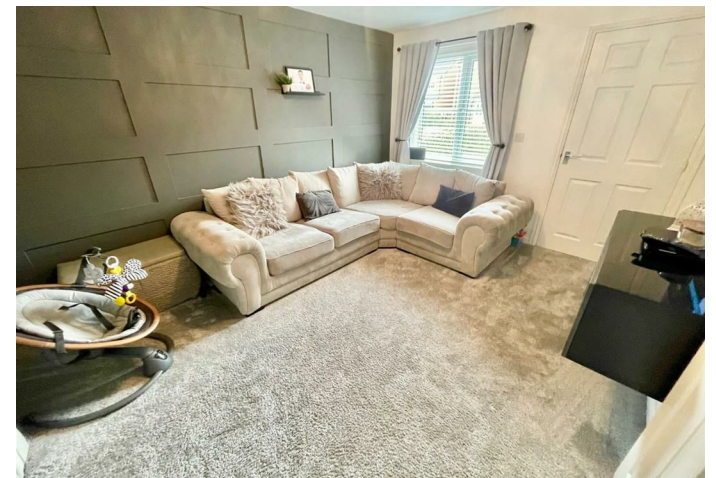
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ROBINSONS TEES VALLEY are delighted to offer to the market this stunning three bedroom detached home built by Persimmon Homes on this popular development off Ladgate Lane. The property is ready to move into and would appeal to a variety of buyers including first time buyers or growing families. The living accommodation briefly comprises; entrance porch, good size living room, inner hallway with stairs to the first floor, downstairs cloakroom/WC, a modern open plan kitchen/ diner with access to the rear garden, three first floor bedrooms (the master benefitting from an en-suite shower room) and a separate family bathroom fitted with a three piece white suite. Externally the the front of the property is a double driveway providing off street parking leading to the single integral garage. To the rear of the property is a generous size south facing garden which is mainly laid to lawn with a patio seating area.

VIEWINGS COME HIGHLY RECOMMEND TO FULLY APPRECIATE THIS BEAUTIFUL HOME.

CONTACT ROBINSONS TEES VALLEY ON 01642 313666 TO ARRANGE VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD TENURE
COUNCIL TAX BAND D



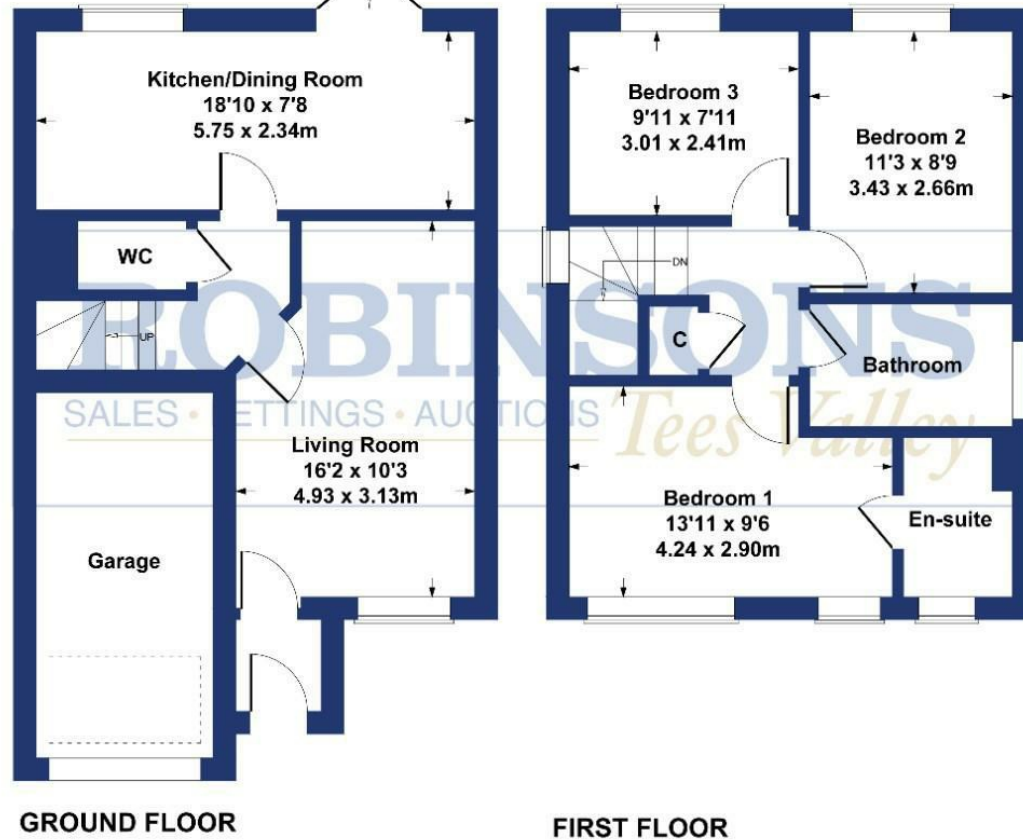






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Approximate Gross Internal Area
1001 sq ft - 93 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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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