



ROBINSONS TEES VALLEY are delighted to offer to the market this sought after three bedroom semi detached property situated on prominent plot with a pleasant front view overlooking the village green. The home is located in Newby, which is a desirable village location and benefits of country living yet well placed for commuting to neighbouring villages and towns such as Stokesley, Yarm and Maltby. The living accommodation briefly comprises; entrance hallway with stairs to the first floor, living room with excellent views of the village green, fitted kitchen, downstairs bathroom fitted with a white three piece suite including sink basin, bath and walk in separate and a separate WC. To complete the ground floor is the second reception room which is perfect for a study/dining room. To the first floor are three bedrooms, the rear bedroom overlooking country fields and a separate WC & sink. Externally to the front of the property is ample parking for 2 vehicles with a pleasant front garden. **VIEWINGS COME HIGHLY RECOMMENDED.**

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

FREEHOLD TENURE  
EPC RATING  
COUNCIL TAX BAND C

**Side Road In Newby Village, Middlesbrough,  
TS8 0AD**

**3 Bedroom - House - Semi-Detached**

**Offers Over £245,000**

**EPC Rating: F**

**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

**Side Road In Newby Village, Middlesbrough, TS8 0AD**



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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

# Ambleside, Newby

Approximate Gross Internal Area

1086 sq ft - 101 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.

Produced by Potterplans Ltd. 2023

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	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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