



*** NO CHAIN INVOLVED *** WITHIN WALKING DISTANCE TO JAMES COOK UNIVERSITY HOSPITAL ***

A two bedroom end of terrace house situated within close proximity to James Cook University Hospital and local amenities. The property would appeal to a variety of buyers including first time buyers and investors. The living accommodation briefly comprises; entrance vestibule, spacious lounge with stairs to the first floor and a generous fitted kitchen with French Doors to the rear garden. To the first floor are two bedrooms and a family bathroom/WC comprising of a four piece suite including panelled bath, walk-in shower cubicle, close coupled WC and wash hand basin. The property also has the benefit of a boarded loft room which is perfect for storage and can be accessed by bedroom two. Externally to the front of the property is a block paved drive providing off street parking. To the rear of the property is an attractive garden mainly paved with lawn and established borders and shrubs.

EPC Rating: C
Council Tax Band: A

Lambton Road, Middlesbrough, TS4 2ST

2 Bed - House - End Terrace

£89,950

EPC Rating C

COUNCIL TAX BAND A

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ENTRANCE PORCH

LOUNGE

uPVC double glazed window to the front aspect, staircase to first floor, gas fire and surround, radiator.

KITCHEN

Fitted with a range of base and wall units with inset stainless steel sink & mixer tap, integrated single oven and gas and extractor above, integrated dish washer and space for a washing machine, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the garden.

FIRST FLOOR LANDING

BEDROOM ONE

uPVC double glazed window to the rear aspect, radiator.

BEDROOM TWO

uPVC double glazed window to the front aspect, stairs to loft space which is perfect for storage, radiator.

BATHROOM

Fitted with a four piece suite comprising; walk-in shower, panelled bath, close coupled WC, pedestal wash hand basin, uPVC double glazed window to the rear.

EXTERNALLY

Blocked paved drive to the front of the property with gated side access to the rear garden. To the rear of the property is an attractive garden, mainly paved with lawn and well established borders and shrubs.

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Lambton Road

Approximate Gross Internal Area
850 sq ft - 79 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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