



ROBINSON TEES VALLEY are delighted to offer to the market this well presented and recently redecorated two bedroom semi detached bungalow situated in this popular area of Marton. The property has the benefit of NO CHAIN, a newly fitted bathroom suite, new carpets throughout, uPVC double glazing and gas central heating throughout via Combi boiler. In brief the living accommodation comprises; lengthy entrance hall, fitted kitchen, generous sized lounge with patio doors to the garden, two bedrooms (the master bedroom benefitting from fitted wardrobes) and a recently refitted bathroom suite fitted with a modern three piece suite. Externally to the rear of the property is a pleasant south-west facing garden mainly laid to lawn with a patio seating area. To the front is also a maintained garden with parking to the side for up to 3 cars leading to the single detached garage. VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRECIATE.

Energy Rating D

Juniper Grove, Middlesbrough, TS7 8DW

2 Bedroom - Bungalow - Semi Detached

Offers Over £145,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Juniper Grove, Middlesbrough, TS7 8DW

Entrance Hallway

Accessed via UPVC double glazed door leading to the entrance hallway with radiator and loft access.

Kitchen

A range of base and wall units incorporating, stainless steel sink and drainer, built-in oven with hob above, uPVC double glazed window to the rear aspect, wall mounted Combi boiler, washing machine, fridge and freezer and microwave.

Bathroom/WC

Recently fitted bathroom suite comprising of; panelled bath with rainfall shower above, pedestal wash hand basin, close coupled WC, chrome heated towel rail, spotlights to ceiling, uPVC double glazed window to the side aspect.

Bedroom One

uPVC double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom Two

uPVC double glazed window to the front aspect, radiator.

Lounge/Diner

uPVC double glazed patio doors leading to the garden, wall mounted electric fire, radiator.

Externally

To the front of the property is a pleasant garden mainly laid to lawn with a driveway to the side providing off street parking for up to 3 cars leading to the detached single garage. To the rear of the property is a south west facing mainly laid to lawn with a patio area.

Garage

Up & over door fitted with power and lighting.



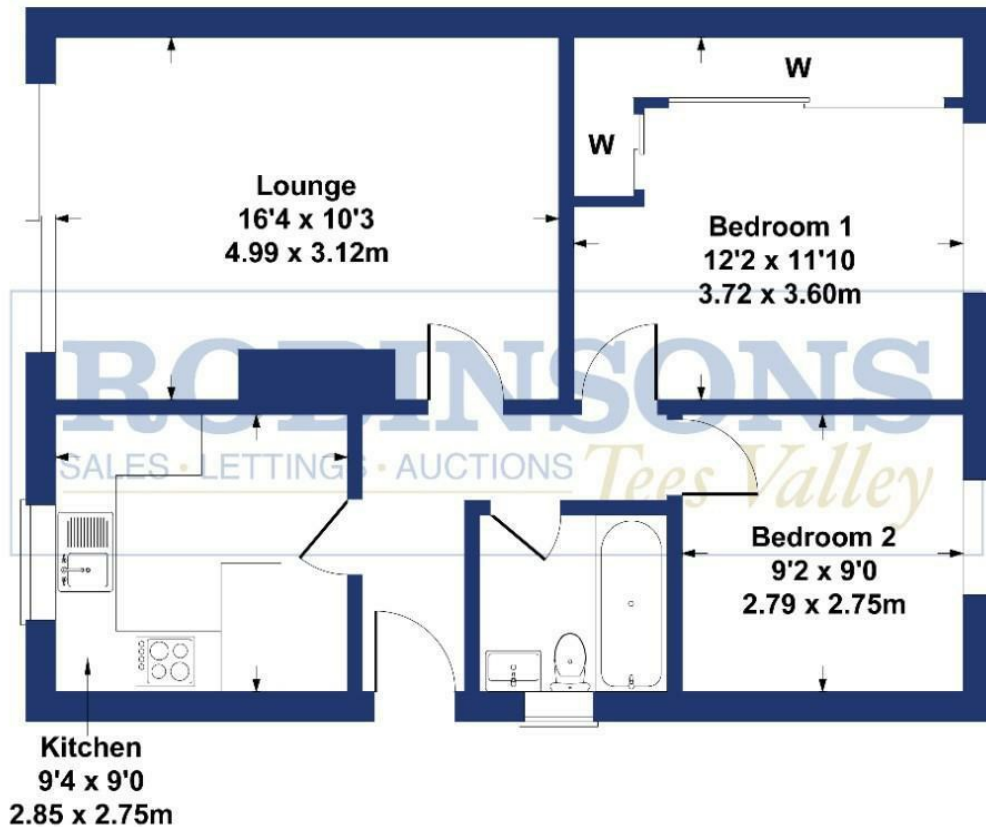
Juniper Grove, Middlesbrough, TS7 8DW

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.

Visit. . . [robinsonsteesvalley.co.uk](https://www.robinsonsteesvalley.co.uk)

Juniper grove

Approximate Gross Internal Area
635 sq ft - 59 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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

Robinsons Tees Valley
Middlesbrough Sales, TS7 8DX
01642 313666

middlesbrough@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk