



ROBINSONS TEES VALLEY are delighted to offer to the market this outstanding five-bedroom detached family home which has been finished to a very high standard throughout with various upgrades. The property is located on the popular Ladgate Woods development just off Ladgate Lane and close to good schools, local amenities and has easy access to motorway links. The property has the benefit of uPVC double glazing throughout, gas central heating and is in show home condition still. The living accommodation briefly comprises lengthy entrance hallway with stairs to the first floor, excellent converted garage/gym, spacious lounge, a fantastic open plan kitchen/diner with stunning units and integrated appliances with French doors to the rear garden, useful utility room and downstairs cloakroom/WC. To the first floor are five immaculate bedrooms, the master bedroom has the benefit of en-suite shower room/WC. There is also a family bathroom fitted with a modern white piece suite. Externally to the front of the property is parking for two cars and the rear is a generous size low maintenance garden with side access. **EARLY VIEWING COMES HIGHLY RECOMMENDED.**

Freehold
Council Tax Band E

Buckthorn Grove, Middlesbrough, TS8 9BF

5 Bedroom - House - Detached

Reduced To £270,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: E

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Entrance Hallway

Stairs to the first floor, radiator, under stairs storage cupboard.

Lounge

uPVC double glazed window to the front aspect, radiator.

Converted Garage/WC

uPVC double glazed window to the front aspect.

Kitchen/Diner

Fitted with a range of stunning base and wall units with granite Quartz work surfaces incorporating stainless steel sink and mixer bowl, integrated fridge/freezer, dish washer, oven and gas hob with extractor fan above, uPVC double glazed window to garden, uPVC double glazed French doors to the garden, radiator, spotlights to ceiling.



Utility Room

Wall mounted combi boiler, base and wall units with space and plumbing for a washing machine.



Downstairs WC

uPVC double glazed window to side aspect, low level WC, sink and radiator.

First Floor Landing

Access to loft.

Master Bedroom

uPVC double glazed window to front aspect and radiator.

En Suite

Spotlights to ceiling, uPVC double glazed window to front aspect, shower, half tiled walls, WC and sink.



Bedroom Two

uPVC double glazed window to front aspect, radiator and cupboard.

Bedroom Three

uPVC double glazed window to rear aspect and radiator.

Bedroom Four

uPVC double glazed window to rear aspect and radiator.

Bedroom Five

uPVC double glazed window to rear aspect and radiator.



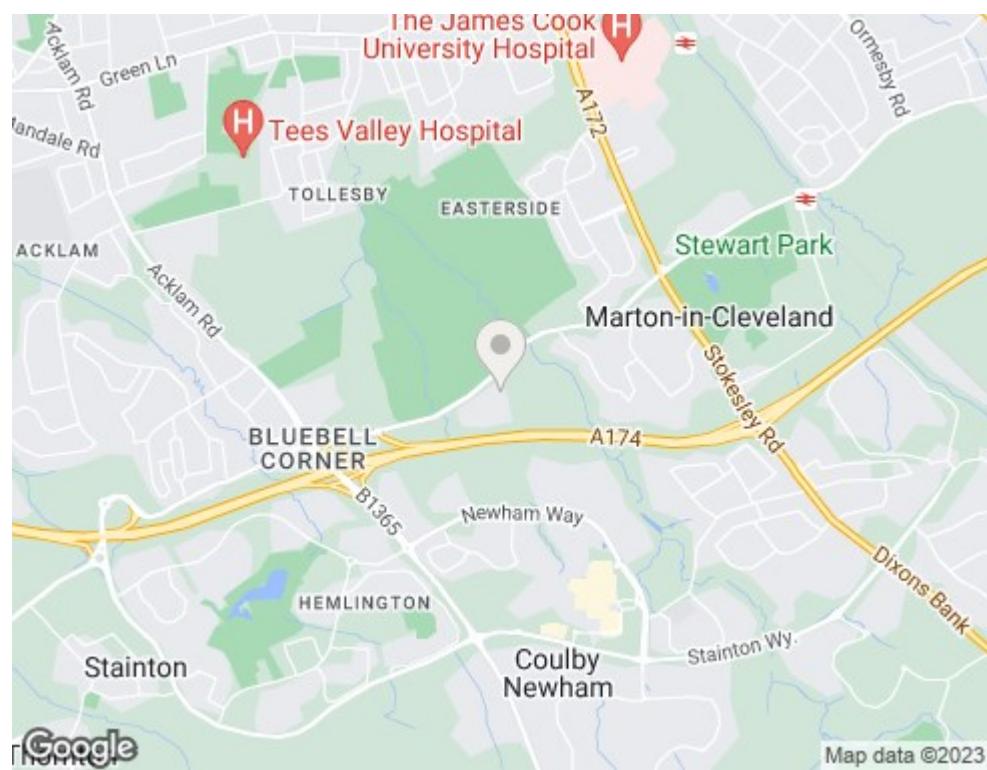
Bathroom

uPVC double glazed window to side aspect, bath with shower attachment, WC, sink, chrome heated towel rail, half tiled walls and spotlights to ceiling.



Buckthorn Grove, Middlesbrough, TS8 9BF

To the rear of the property is a large low maintenance garden paved with side access to the property (shrubs & shed not included) To the front there is space for two cars and a stoned area.

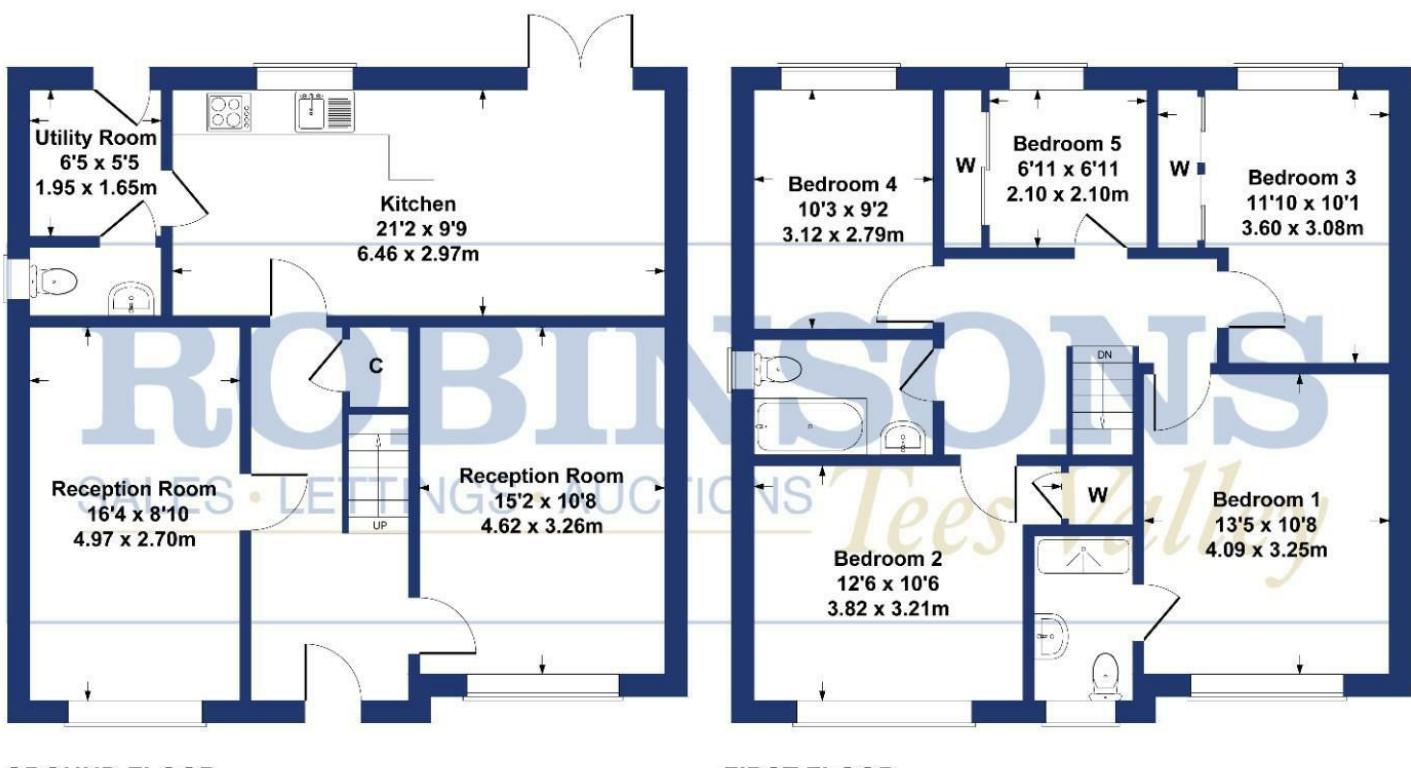


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

Buckthorn Grove

Approximate Gross Internal Area

1453 sq ft - 135 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. 2022

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		
(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