



ROBINSONS TEES VALLEY are delighted to offer to the market this well presented and deceptively spacious three bedroom end of terrace home which would make the ideal first time buy or investment opportunity. The home is within close proximity to local amenities and schools. The living accommodation briefly comprises; entrance hall with stairs to the first floor, lounge to the front aspect, modern fitted kitchen/diner with plenty of cupboard space and a downstairs bathroom/WC fitted with a white three piece suite. To the first floor are three good size bedrooms. Externally to the rear of the property is a large, well maintained garden which has patio areas and astro-turf. There is a detached garage which is currently being used as a bar. To the front of the property is a large paved garden and street parking.

CONTACT ROBINSONS TEES VALLEY ESTATE AGENTS MIDDLESBROUGH TO ARRANGE VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD TENURE
COUNCIL TAX BAND A
EPC RATING D

West Lane, Middlesbrough, TS5 4EH

3 Bedroom - House - End Terrace

Offers Over £90,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

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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 to these services.



Approximate total area⁽¹⁾

736.27 ft²

68.40 m²

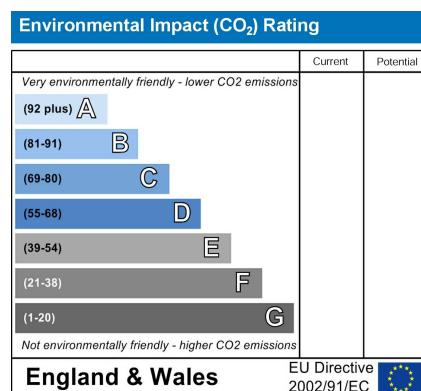
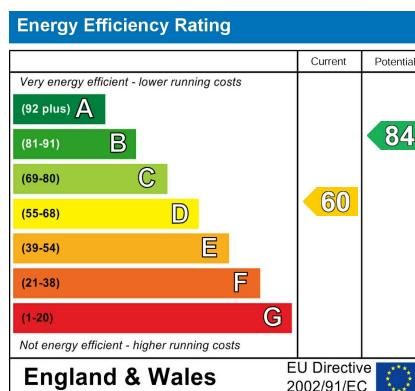


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



Robinsons Tees Valley
Middlesbrough Sales, TS7 8DX
01642 313666
middlesbrough@robinsonsteesvalley.co.uk