



#### Public Notice

Address: 8 Lynmouth Close, Hemlington, Middlesbrough, TS8 9NH  
We are acting in the sale of the above property and have received an offer of £85,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

ROBINSONS TEES VALLEY offer to the market this three bedroom terraces house situated in a pleasant cul-de-sac. The property has the benefit of no chain involved and would appeal to a variety of buyers. The living accommodation briefly comprises; entrance hall, lounge, fitted kitchen, three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the rear of the property is a generous size garden which is mainly laid to lawn and has gated access to a communal parking area.

CONTACT ROBINSONS TESS VALLEY ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH & FRIENDS.

FREEHOLD TENURE  
COUNCIL TAX BAND B  
EPC D

**Lynmouth Close, Middlesbrough, TS8 9NH**

**3 Bedroom - House - Mid Terrace**

**£75,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**

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

## Lynmouth Close, Middlesbrough, TS8 9NH

**Lounge**  
11'10" x 15'5" (3.61 x 4.70)



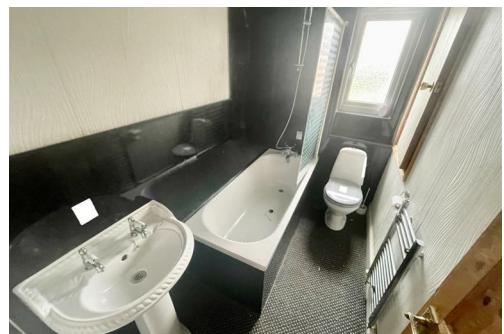
**Kitchen**  
12'2" x 9'2" (3.73 x 2.80)

**Bedroom One**  
11'10" x 9'3" (3.61 x 2.82)

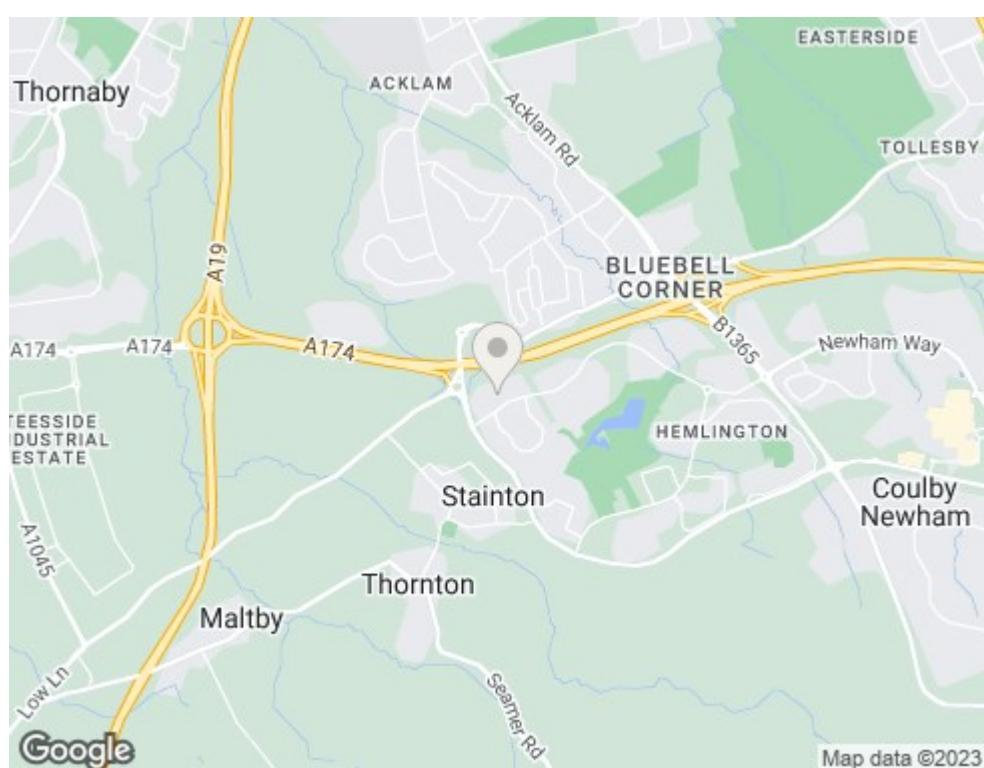
**Bedroom Two**  
11'7" x 7'3" (3.54 x 2.23)

**Bedroom Three**  
11'10" x 8'3" (3.61 x 2.54)

**Bathroom**  
8'2" x 4'8" (2.50 x 1.43)



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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65	85	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Robinsons Tees Valley**  
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**[middlesbrough@robinsonsteesvalley.co.uk](mailto:middlesbrough@robinsonsteesvalley.co.uk)**