



ROBINSONS TEES VALLEY offer to the market this deceptively spacious three bedroom semi-detached town house situated off Ladgate Lane on the popular Ladgate Woods estate and would appeal to a variety of buyers. The property has the benefit of NO CHAIN INVOLVED AND MUST BE VIEWED. The living accommodation briefly comprises of; entrance hall, good size lounge, downstairs cloakroom/WC and fitted kitchen to the ground floor. To the first floor landing are two well proportioned bedrooms and a family bathroom fitted with a white three piece suite. To the top floor is the generous size master bedroom with the benefit of an en suite shower room. To the rear of this property is a good size garden which is mainly laid to lawn and a small patio area and to the front of the property is ample parking for 2 cars.

Buckthorn Grove, Middlesbrough, TS8 9BF

3 Bedroom - House - Semi-Detached

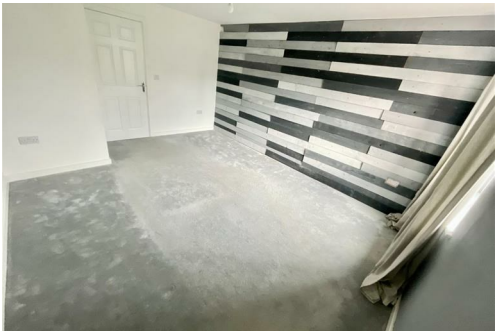
£145,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C

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.

Visit. . . robinsonsteesvalley.co.uk

Buckthorn



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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