

ROBINSONS TEES VALLEY are delighted to offer for sale this fantastic three bedroom detached property situated in the popular residential area of Eston and is ideally located for access to local schools, amenities and bus routes.

The property has the benefit of uPVC double glazing and gas central heating. The living accommodation briefly comprises; entrance hall with stairs to the first floor landing, spacious lounge, fitted kitchen/diner and a useful downstairs cloakroom/WC. To the first floor are three good sized bedrooms, the master bedroom benefitting from an en-suite shower room and a family bathroom/WC fitted with a white three piece suite. To the rear of the property is a generous sized garden, mainly laid to lawn with a patio area. To the front of the property is off street parking for one car leading to the integral garage which has power and lighting. Viewing is highly recommended on this property to appreciate the full potential it has to offer.

Council Tax Band C

**Brecon Gardens, Middlesbrough, TS6 9RZ**

**3 Bedroom - House - Detached**

**O.I.R.O £140,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**

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



## Brecon Gardens, Middlesbrough, TS6 9RZ

### Entrance Hallway

Accessed via uPVC double glazed door, staircase to first floor.

### Lounge

**16'7" x 8'0" (5.08m x 2.44m)**

uPVC double glazed window to the front aspect, stairs to first floor.

### Kitchen

**11'3" x 9'8" (3.43m x 2.97m)**

uPVC double glazed window to the rear aspect, uPVC double glazed door to garden, fitted with some base units

### Downstairs Cloakroom/WC

Close coupled WC and sink unit.

### First Floor Landing

#### Bedroom One

**13'1" x 11'3" (3.99m x 3.45m)**

uPVC double glazed window to front aspect, radiator, access to en suite.

#### En Suite

uPVC double glazed window to the side aspect, pedestal wash hand basin, close coupled WC, walk in shower.

#### Bedroom Two

**12'9" x 8'7" (3.89m x 2.64m)**

uPVC double glazed window to front aspect, radiator.

#### Bedroom Three

**11'6" x 7'1" (3.53m x 2.16m)**

uPVC double glazed window to the rear aspect.

### Bathroom/WC

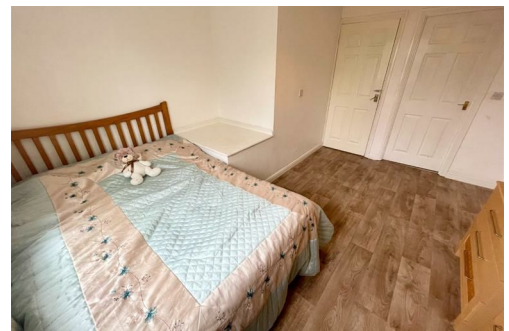
uPVC double glazed window to the side aspect, three piece suite comprising panelled bath, close coupled WC and pedestal wash hand basin.

### Externally

To the rear of the property is a generous sized garden, mainly laid to lawn with a patio area. To the front of the property is off street parking for one car leading to the integral garage.



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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

**Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)**

# Brecon Gardens



**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		88
(81-91) B		
(69-80) C	76	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley  
Middlesbrough Sales, TS7 8DX  
01642 313666

[middlesbrough@robinsonsteesvalley.co.uk](mailto:middlesbrough@robinsonsteesvalley.co.uk)

[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)