



Buckthorn Grove, TS8 9BF
3 Bed - House - Semi-Detached
£127,500

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Buckthorn Grove , TS8 9BF

Ideally suited for a first time buyer, this three bedroom semi-detached house comes with viewing recommended. Benefitting from gas central heating and uPVC double glazing throughout, this property is located close to local amenities and transport links.

Accommodation comprises of; Entrance Hallway, open plan Lounge, Diner and Kitchen and a Cloakroom WC. To the First Floor; two Bedrooms and a family Bathroom. There is also a double Bedroom to the Second Floor with fitted wardrobes.

Externally; there is a driveway to the front allowing parking for two cars. To the rear is a garden with a lawn and patio area.







Entrance Hallway

uPVC double glazed front door, staircase to first floor and door opening into open plan Lounge.

Lounge / Diner / Kitchen

22' x 12'2 (6.71m x 3.71m)

uPVC double glazed French doors opening onto rear garden and radiator. Kitchen area is fitted with a range of wall, base and drawer units. Stainless steel sink with mixer tap, four ring gas hob and electric oven.

Cloakroom WC

Low level WC, wash hand basin with stainless steel tap and radiator.

First Floor

Bedroom One

7'11 x 12'12 (2.41m x 3.66m)

uPVC double glazed window to rear and radiator.

Bedroom Two

12'2 x 7'10 (3.71m x 2.39m)

uPVC double glazed window to front aspect and radiator.

Family Bathroom

Three piece suite comprises of low level WC, pedestal wash hand basin, panelled bath and radiator.

Second Floor

Bedroom Three

12'4 x 8'10 (3.76m x 2.69m)

Three velux windows and radiator.

External

There is a driveway to the front allowing parking for two cars. To the rear is a garden with a lawn and patio area.

Buckthorn Grove



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		99
(81-91) B	86	
(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		

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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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