



**Buckthorn Grove, Middlesbrough, TS8 9BF**

**welcome to**

## **Buckthorn Grove, Middlesbrough**

A 3 bedroom, end-terraced family home situated on the new Sandy Flatts development. Externally this home has a double drive to the front with an easily maintained family rear garden.

### **Entrance Hallway**

Accessed via UPVC double glazed door, staircase to first floor, access to:-

### **W C**

UPVC double glazed window to front, wash hand basin with mixer tap, tiled splashback, radiator.

### **Lounge**

14' 2" x 11' 10" ( 4.32m x 3.61m )

UPVC double glazed window to front, TV point, telephone point, built in storage cupboard.

### **Kitchen**

15' 3" x 9' 5" ( 4.65m x 2.87m )

Range of wall and base units with complementary work surfaces, recess for fridge freezer, integral electric oven with 4 cylinder gas hob, stainless steel splashback, extractor fan, 1. 1/2 bowl single draining board with mixer tap, plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden. radiator.

### **Landing**

Loft void access, storage cupboard.

### **Bedroom 1**

11' 10" x 9' 6" ( 3.61m x 2.90m )

UPVC double glazed window to front, radiator, built in storage cupboard, access to:-

### **En Suite**

Wash hand basin with mixer tap, bath, single shower cubicle with wall mounted shower, UPVC double glazed window to front, radiator.

### **Bedroom 2**

9' 3" x 7' 7" ( 2.82m x 2.31m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 8" x 5' 9" ( 2.34m x 1.75m )

UPVC double glazed window to rear, radiator.

### **Bathroom**

Bath with mixer tap, wash hand basin, WC, radiator, UPVC double glazed window to side, part tiled wall.



## Externally



### Front

Double driveway.

### Rear Garden

Artificial turf, patio and seating area, raised decking section, enclosed by timber fencing.



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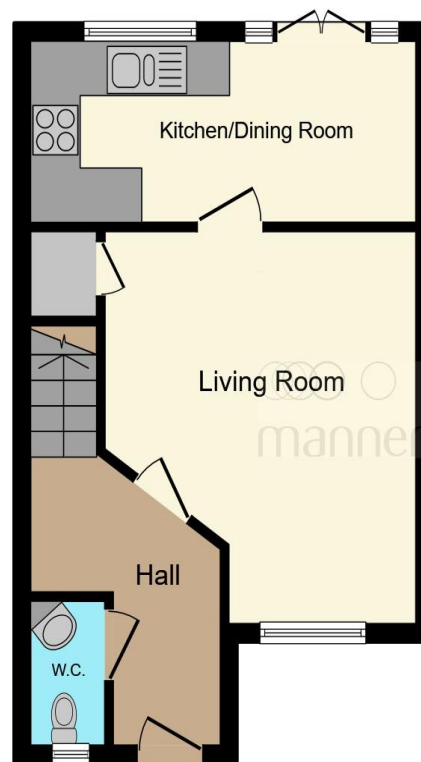
## Buckthorn Grove, Middlesbrough

- MASTER WITH EN SUITE
- DOWNSTAIRS WC
- SANDY FLATTS DEVELOPMENT
- EASILY MAINTAINED REAR GARDEN
- DOUBLE DRIVEWAY

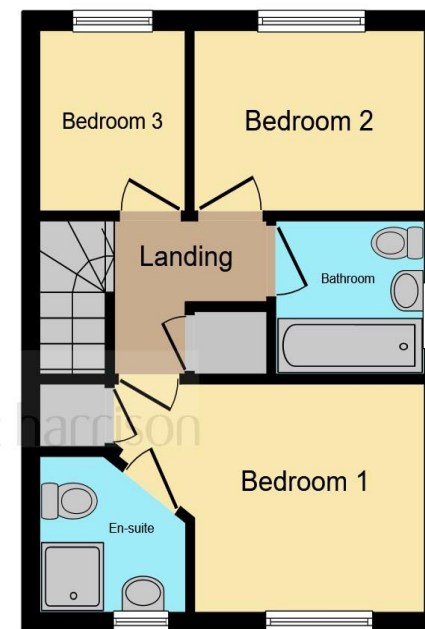
Tenure: Freehold EPC Rating: B

offers over

**£160,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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