



SMITH AND FRIENDS are delighted to offer to the market this immaculately presented one bedroom ground floor flat which is well presented throughout and ready to move into. The property would appeal to a variety of buyers including first time buyers, investors looking for a buy to let investment or anyone looking to downsize. The living accommodation briefly comprises; communal entrance, open plan lounge a stunning kitchen, rear utility room, modern fitted shower room featuring a walk-in shower, WC, pedestal wash hand basin and one double bedroom. The property benefits from prime Stainton village location, an allocated parking space, front and rear gardens and low maintenance fees.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING.

LEASEHOLD TENURE  
EPC RATING E  
COUNCIL TAX BAND A

**Cedarwood Glade, Middlesbrough, TS8 9DJ**

**1 Bedroom - Flat**

**£75,000**

**EPC Rating: E**

**Tenure: Leasehold**

**Council Tax Band: A**

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



**Cedarwood Glade, Middlesbrough, TS8 9DJ**



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.

# Cedarwood Glade



## 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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>                                 |  | EU Directive 2002/91/EC |           |

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