



Newby Close, TS5 7NB
3 Bed - House - Semi-Detached
Offers Over £145,000

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Newby Close , TS5 7NB

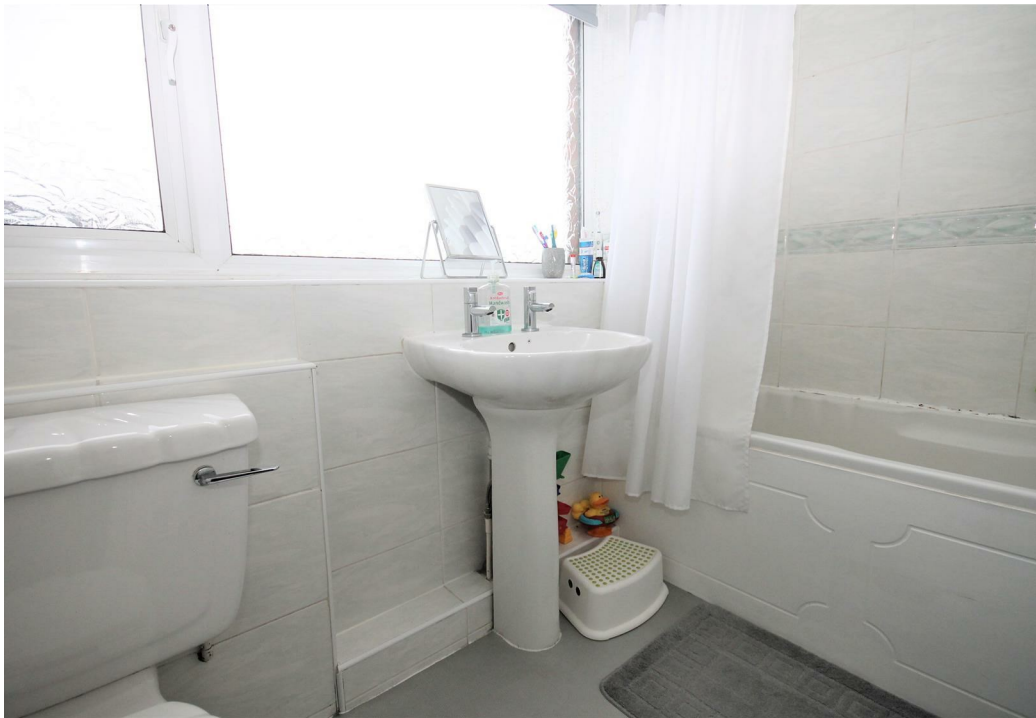
****VIEWINGS RECOMMENDED TO APPRECIATE THIS FAMILY HOME****

Positioned within a quiet cul de sac, within this popular area of Acklam Hall. We are delighted to bring to the market this much improved and deceptively spacious three bedroom semi-detached, within walking distance of well regarded schools and local amenities, early viewings strongly recommended. Comprising of: entrance hall, lounge which opens into the family room, dining room and fitted kitchen. To the first floor there are three good sized bedrooms and modern family bathroom. Also benefiting from uPVC double glazing, gas central heating, gardens to front and rear with single garage.











Entrance Hall

uPVC double glazing glass panelled door, radiator and staircase to first floor.

Lounge Diner

21'9x13' (max) (6.63mx3.96m (max))

uPVC double glazed window to front aspect, tv point, modern fire surround with inset fire, opening into family room.

Family Room

10'1'x8'8 (3.07m'x2.64m)

Double glazed patio doors opening onto rear garden, radiator and coved ceiling.

Open Plan Dining Kitchen

Dining Area

10'3x9' (3.12mx2.74m)

uPVC double glazed window and radiator.

Kitchen

10'x8'8 (3.05mx2.64m)

Fitted with a range of wall, base and drawer units, complementary work surfaces, four ring gas hob, illuminating extractor with electric oven, on and a half stainless steel sink and drainer, plumbing for washing machine, integrated dishwasher and fridge freezer, uPVC double glazed window, uPVC double glazed glass panelled door.

First Floor

Landing

uPVC double glazed window.

Bedroom One

11'8x10'2 (3.56mx3.10m)

uPVC double glazed window and radiator.

Bedroom Two

11'x10' (3.35mx3.05m)

uPVC double glazed window and radiator.

Bedroom Three

9'x7'8 (2.74mx2.34m)

uPVC double glazed window and radiator.

Family Bathroom

White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level wc, co-ordinated tiled walls, radiator, uPVC double glazed window.

Attic

16'8x9'4 (5.08mx2.84m)

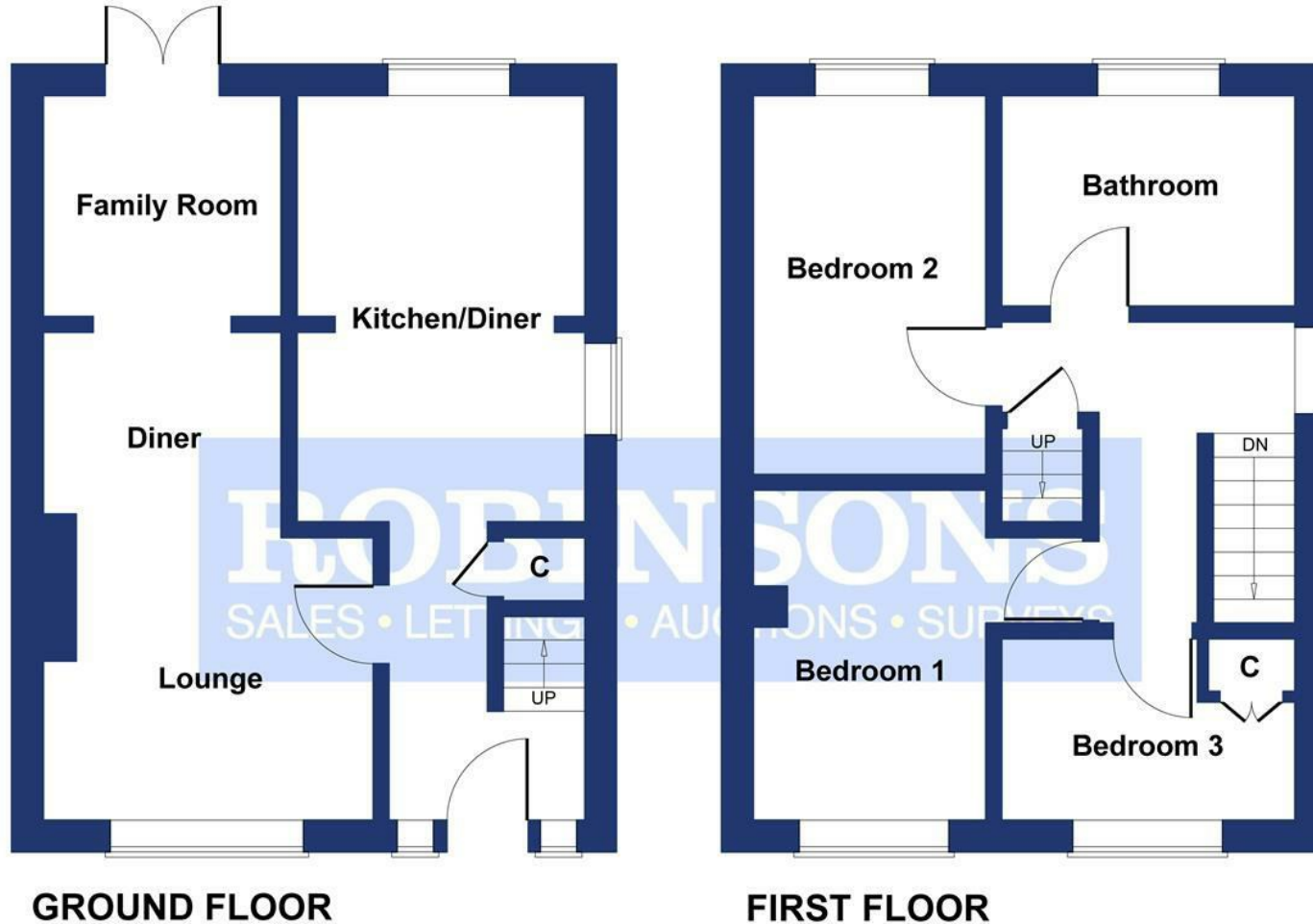
Fully boarded with power and lighting, built in storage and two Velux windows, access via fitted staircase in landing cupboard.



Externally

The fully enclosed rear garden is laid to lawn with paved patio area. The enclosed front garden has a brick wall, wrought iron railings and wrought iron gate, single garage with up and over door, power and lighting.



Newby Grove



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		45	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

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. 2018

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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