



Sanctuary Close, TS5 7BF
4 Bed - House - Detached
£320,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Sanctuary Close Middlesbrough TS5 7BF

SMITH & FRIENDS are delighted to offer to the market this CHAIN FREE detached property situated in a popular location which features 4 bedrooms and NO CHAIN INVOLVED. The ground floor accommodation briefly comprises; entrance hall with stairs to the first floor, living room, study, open plan living space/stunning kitchen and utility room. To the first floor landing are four thoughtfully sized bedroom, the master bedroom with the benefit of an en suite shower room and a separate modern family bathroom. Externally the property occupies a fantastic corner plot with a detached single garage and parking to the front. The rear garden is larger than average in size, mainly laid to lawn with a patio seating area and is lined with mature shrubs and trees Viewings come highly recommended to fully appreciate.

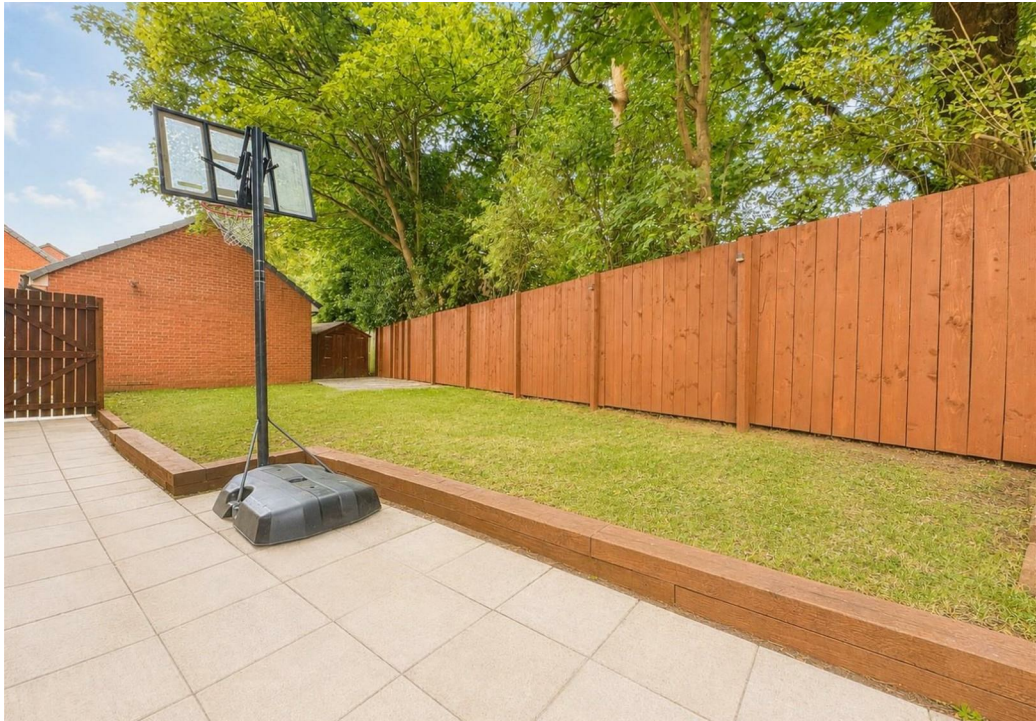






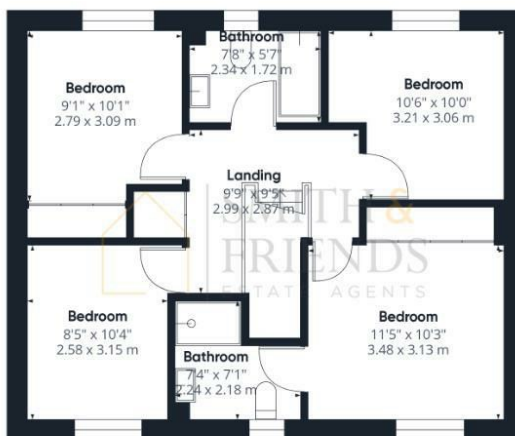








Ground Floor



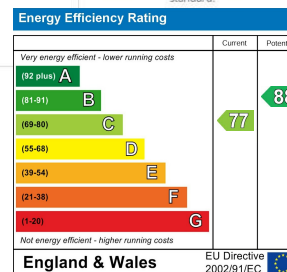
Floor 1

Approximate total area⁽¹⁾
 1179.08 ft²
 109.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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