

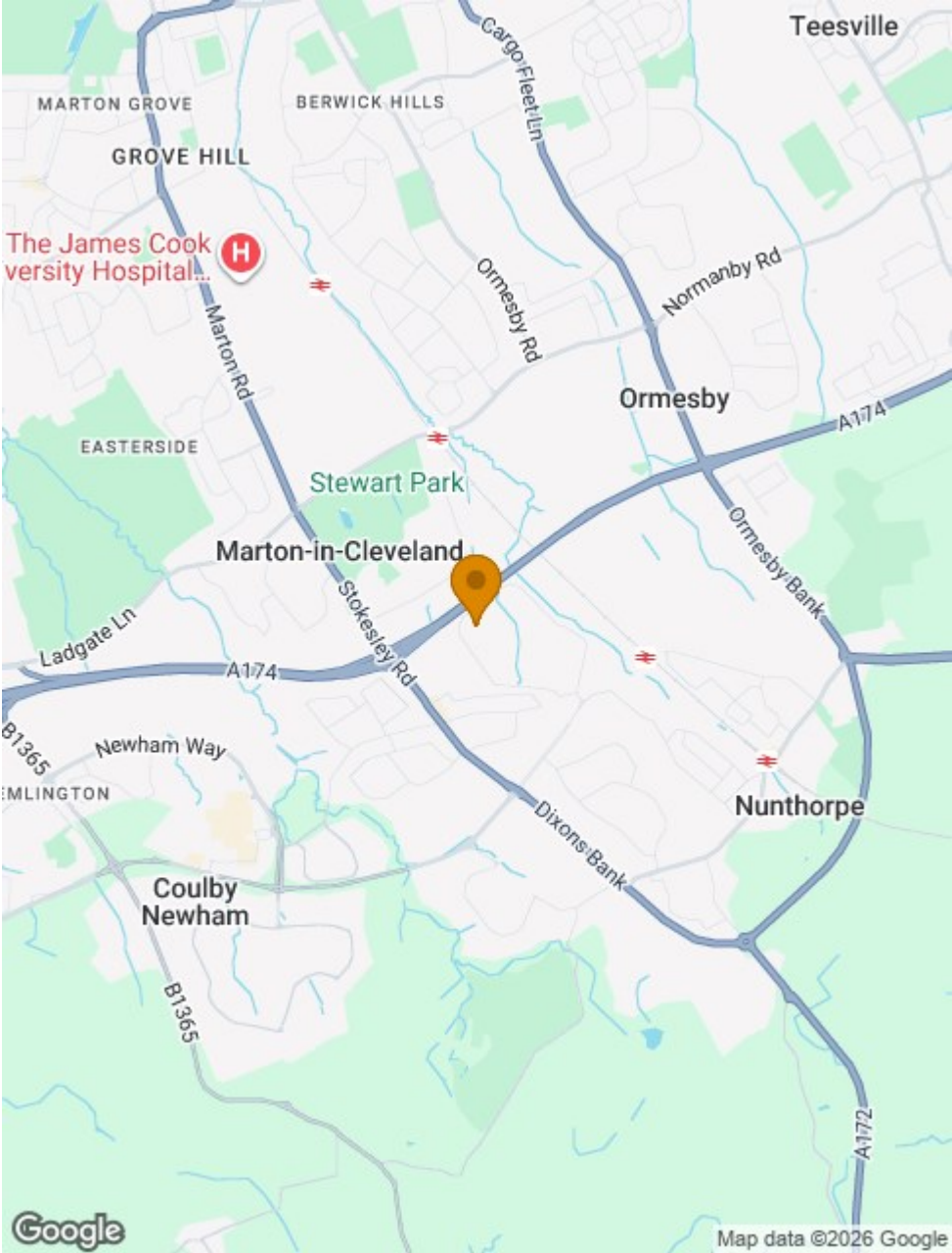


An extended 4 bedroom link detached family house situated in a popular location with families. The property internally comprises of entrance hallway, lounge into dining area, kitchen, utility, landing, 4 bedrooms, en-suite to bedroom 1 and bathroom/w.c. Externally the easily maintained areas have a driveway with parking for 2 cars and a single garage. To the rear there is a timber decked area leading onto a paved patio area.


**Sandling Court, Middlesbrough, TS7 8QP**  
**4 Bed - House - Link Detached**  
**£220,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Sandling Court, Middlesbrough, TS7 8QP

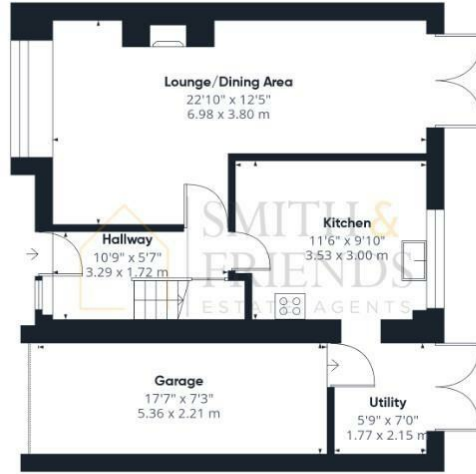




| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         | <b>83</b>   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            | <b>66</b>               |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |



# Sandling Court, Middlesbrough, TS7 8QP



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1114 ft<sup>2</sup>  
103.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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