

RAINES COURT, LONGLANDS, MIDDLESBROUGH, TS4 2AN



- ▲ A Well Presented, Modern Style Detached House in a Lovely Spot
- ▲ EV Charger Included in Sale
- ▲ Good Size Southerly Facing Rear Garden & Integral Single Garage
- ▲ Three Bedrooms, Master Bedroom with Fitted Wardrobes & Modern Shower Room En-Suite

- ▲ 21ft Open Plan Kitchen/Diner with Smart Modern Units & Built-in Appliances
- ▲ James Cook University Hospital & Teesside University Campus Are Within Easy Reach

£170,000

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We think you're going to love this modern style detached house. It's a chain free sale and will perfectly suit a young family or first time buyer. It has a great size rear garden which, most fortunately faces south and is not directly overlooked from across the back.

The interior is really well laid out and comprises entrance hall with a useful downstairs toilet, 15ft lounge and 21ft open plan kitchen/diner with modern cream coloured high gloss style units and built-in appliances. The first floor has three bedrooms (the master bedroom has fitted wardrobes and shower room en-suite) and family bathroom with a modern white suite.

Other noteworthy features include UPVC double glazing, single integral garage, security alarm system and an EV charger included.

GROUND FLOOR

ENTRANCE HALL

Green composite entrance door and radiator.

WC

With close coupled WC, pedestal wash hand basin, radiator, and extractor fan.

LOUNGE - 4.65m x 2.97m (15'3" x 9'9")

With staircase to the first floor and two radiators.

KITCHEN/DINING ROOM - 6.6m x 2.4m (21'8" x 7'10")

With cream high gloss wall, drawer, and floor units, wood block effect roll edge worktop, one and a half bowl stainless steel sink, electric oven with grill, four ring induction hob with integrated extractor fan, integrated fridge freezer and dishwasher, space for washing machine, radiator, composite door to the rear garden and tiled flooring.

FIRST FLOOR

LANDING

With radiator, built-in airing cupboard and access to the partially boarded loft space.

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BEDROOM ONE - 4.6m x 2.97m (15'1" x 9'9")

With radiator and fitted wardrobes.

EN-SUITE

White three-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, tiled walls, extractor fan, spotlights in the ceiling and woodgrain effect laminate flooring.

BEDROOM TWO - 3.5m x 2.57m (11'6" x 8'5")

With radiator.

BEDROOM THREE - 2.82m x 1.9m (9'3" x 6'3")

With radiator and fitted wardrobe with sliding door.

BATHROOM

Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, radiator, tiled walls, woodgrain effect laminate flooring, and extractor fan.

EXTERNALLY

GARDENS

To the front there is an open plan garden and to the rear there is a really good size south facing garden with full width paved patio area, lawn, outside tap, outside lights and is not directly overlooked.

GARAGE

A single driveway leads to a single garage with electric.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - TM/LS/MID240143/18032024

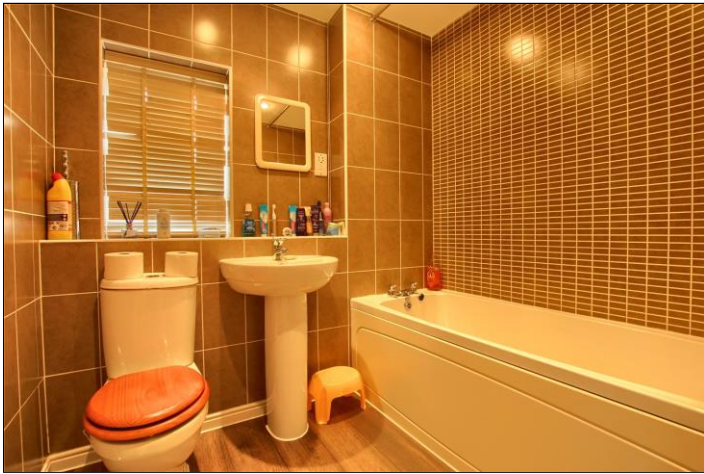
Council Tax Band: C **Tenure:** Freehold

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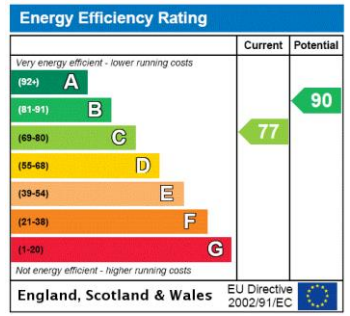


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