



## 18 KIRBY AVENUE


MIDDLESBROUGH, TS5 4LA

£70,000  
FREEHOLD

A two bedroom end terrace house in need of some modernisation but offering spacious living accommodation. Comprising; entrance porch, lounge, kitchen, two first floor bedrooms and shower room WC. There is a low maintenance paved front garden providing off-street parking for two cars and an enclosed paved garden to the rear with a outhouse. Awaitin Energy Rating: Council Tax Band: A (£1,579.30). NO FORWARD CHAIN!!

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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