



30 Queensbury Grove

, Middlesbrough, TS5 4GW

Offers over £165,000

**** SENSIBLE OFFERS ARE INVITED **** AN IDEAL FIRST TIME BUY OR LONG TERM HOME FOR A SMALL FAMILY - HAVING BEEN SUBJECT TO A LARGE SCALE UPGRADE PLAN CARRIED OUT BY THE CURRENT VENDOR THIS PROPERTY IS READY TO MOVE IN TO! HAVING BEEN BUILT IN 2022 THIS THREE BEDROOM SEMI DETACHED PROPERTY OFFERS WELL SIZED LIVING ACCOMMODATION THROUGHOUT AND IS OF SUPERIOR QUALITY BOTH INSIDE AND OUT. IN BRIEF THE PROPERTY COMPRISES OF AN ENTRANCE HALL, OPEN PLAN KITCHEN DINING ROOM, A DOWNSTAIRS CLOAKROOM AND SPACIOUS LOUNGE, THEN TO THE FIRST FLOOR THERE ARE THREE BEDROOMS AND AN UPGRADED SHOWER ROOM. EXTERNALLY THERE ARE GARDENS TO FRONT AND REAR, A DRIVEWAY AND A SINGLE ATTACHED GARAGE. A TRUE MUST VIEW PROPERTY!

- EPC Rating 'B' - 83/96
- The property is only approximately 18 months into the 10 year NHBC warranty (as of 26/2/24)
- A massive programme of upgrades has taken place to stand it aside from the 'bog standard' new builds in the area
- SEE THE 'ADDITIONAL INFORMATION' SECTION FOR A LIST OF UPGRADES THAT HAVE BEEN CARRIED OUT

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



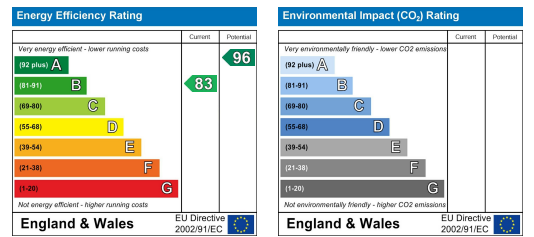
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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