

2 Merton Road , Middlesbrough, TS5 4GL

AVAILABLE FROM AROUND 7TH NOVEMBER 2024 - SORRY NO PETS OR SMOKERS

A MODERN mid-terrace 3 BEDROOM property located in ACKLAM GREEN that will make an ideal home. The ground floor accommodation offers an entrance porch leading to a SPACIOUS lounge and KITCHEN/DINER that includes a INTEGRATED OVEN and HOB. French doors lead you to the rear garden. The first floor provides 3 well proportioned bedrooms and a FAMILY bathroom.

The property has uPVC Double glazed windows throughout and is GAS centrally heated. Externally there low maintenance lawned garden to the front and rear. Additionally there is a GARAGE and parking bay for a further vehicle. Early viewing comes highly recommended.

£800 PCM

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, Middlesbrough, TS5 4GL



- 3 BEDROOM
- SPACIOUS LOUNGE
- ENERGY PERFORMANCE RATING C
- MID TERRACED PROPERTY
- MODERN KITCHEN/DINER
- COUNCIL TAX BAND B
- GREAT LOCATION
- GARAGE

ENTRANCE PORCH

LOUNGE

KITCHEN/DINER

STAIRS/LANDING

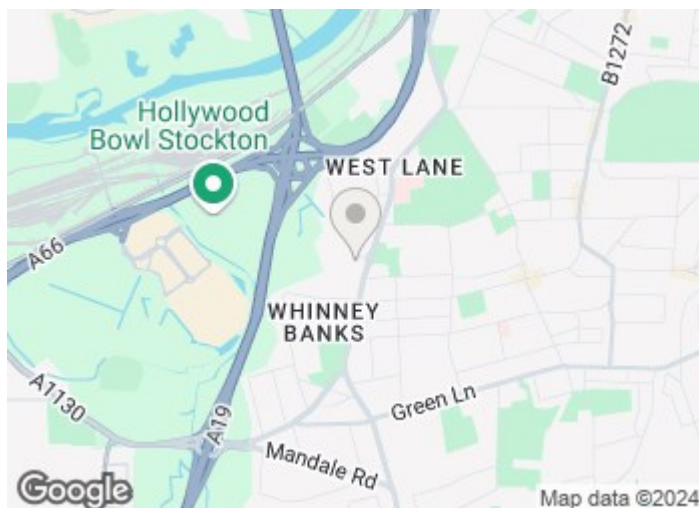
BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EXTERNALLY

ENERGY PERFORMANCE
CERTIFICATE (EPC)

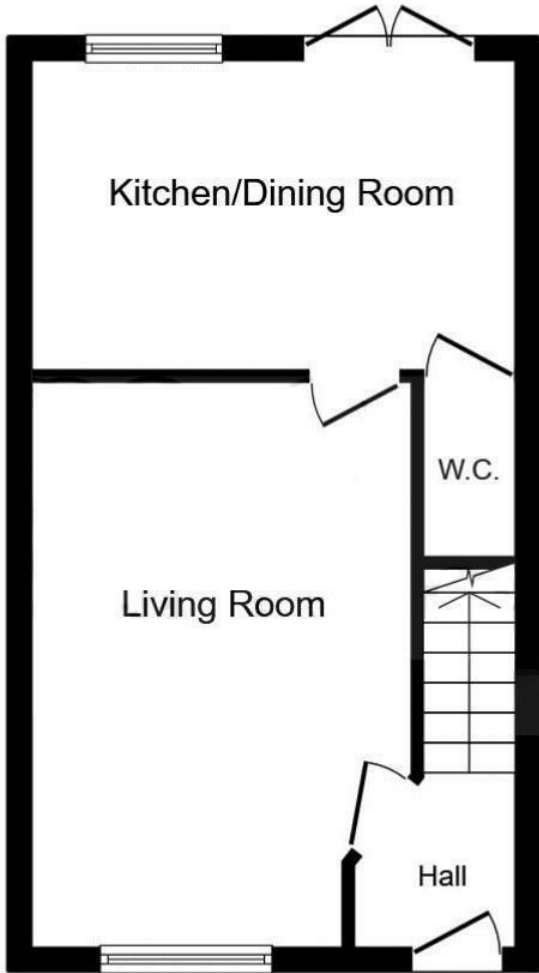


Directions

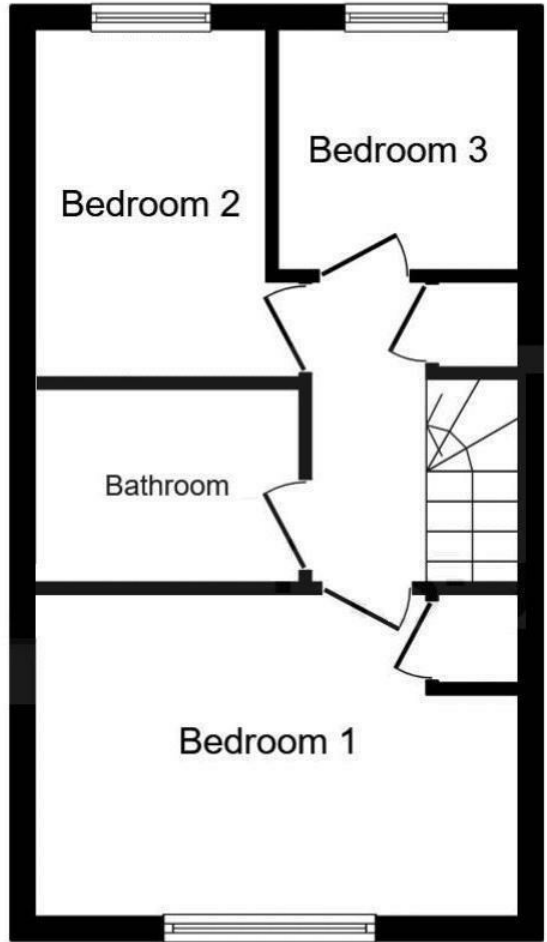




Floor Plan



Ground Floor



First Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	