



## 11 Grendon Walk , Middlesbrough, TS3 0AN

AVAILABLE NOW - SORRY NO SMOKERS, PETS CONSIDERED.

This well presented property is ideally located close to local amenities and schools. Inside, you'll find spacious, well proportioned rooms throughout. The ground floor offers an inviting entrance hallway, a comfortable lounge with access to the conservatory, and a fitted kitchen.

Upstairs features a modern bathroom with shower over bath and three good sized bedrooms. The home also benefits from gas central heating and uPVC double glazing throughout.

Outside, the property features a large south west facing rear garden, perfect for enjoying afternoon and evening sun, along with a front garden.

Early viewing is highly recommended.

**£700 PCM**

# 11 Grendon Walk , Middlesbrough, TS3 0AN



- 3 BEDROOM
- SEMI DETACHED PROPERTY
- MODERN KITCHEN
- GENEROUS ROOM PROPORTIONS
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- ENERGY PERFORMANCE RATING D
- COUNCIL TAX BAND A

ENTRANCE HALLWAY

BATHROOM

LOUNGE

9'9" x 6'7" (2.97 x 2.01)

11'11" x 17'2" (3.63 x 5.23)

CONSERVATORY

KITCHEN

10'10" x 11'10" (3.30 x 3.61)

DOWNSTAIRS WC

MASTER BEDROOM

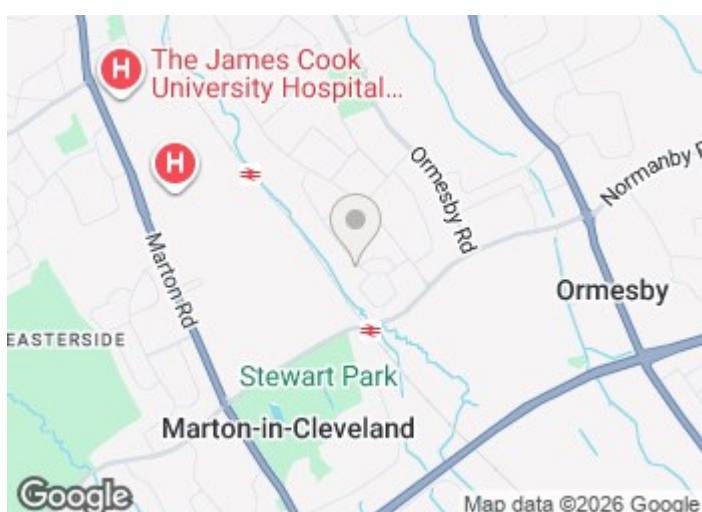
14'2" x 9'2" (4.32 x 2.79)

BEDROOM 2

10'6" x 10'9" (3.20 x 3.28)

BEDROOM 3

11'11" x 7'7" (3.63 x 2.31)



Directions



## Floor Plan

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		84
(81-91) B		
(69-80) C	68	
(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	