



76 Granwood Road, Middlesbrough  
£139,950





## 76 Granwood Road

### Middlesbrough

Offered For Sale With No Chain, This Spacious Semi Detached Bungalow Is Located Within A Popular Residential Area Of Eston. The Property Benefits From Spacious Rooms And A Modern Style Bathroom. Early Viewings Re Advised.

- Bungalow
- Semi Detached
- Two Double Bedrooms
- Popular Residential Area Of Eston
- 18ft Plus Lounge Diner
- Modern Style Bathroom
- Garage
- Garden
- No Chain Sale

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Middlesbrough

Offered For Sale With No Chain, This Spacious Semi Detached Bungalow Is Located Within A Popular Residential Area Of Eston. The Property Benefits From Spacious Rooms And A Modern Style Bathroom. Early Viewings Re Advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





**Entrance Hall**

Part Glazed Upvc Entrance Door To A L Shaped Hallways With Integrated Storage Cupboard, Karndean Style Laminate Flooring And Panelled Doors To All Rooms.

**Lounge Diner**

A Light And Bright Spacious Room With A Modern Style Marble Fireplace With Electric Fire, Feature Lighting, Radiator And Upvc Window.

**Kitchen**

A Traditional Style Fitted Kitchen With Space For A Free Standing Cooker, Part Tiled Wall, Plumbing For A Washing Machine, All Mounted Valliant Boiler, Radiator, Newly Laid Oak Vinyl Flooring, Upvc Window And Part Glazed Door To The Rear Garden.

**Bedroom One**

A Brilliant Sixed Room With Neural Décor, Radiator And Upvc Window Over Looking The Rear Garden

**Bedroom Two**

A Double Bedroom With Traditional Style Decor, Radiator And Upvc Window.

**Bathroom**

A White Modern Suite Wit Ha Walk In Thermostatic Shower With Rinser Attachment, Extractor Fan, High Gloss Vanity Storage Unit, Fully Upvc Clad Walls And Ceiling, Radiator And Upvc Window



## EXTERNALLY

### Garage

Up And Over Entrance Door With Power And Lighting, Shelf Storage And Further Door Access From The Rear Garden. The Front Of The Property Benefits From A Lawned Frontage With Boarder Planting, A Concrete Driveway And Gated Access To The Rear Garde. The Rear Garden Is Laid To Lawn With Mature Boarder Planting, Paved Patio, Open Views Over Eston Hills, Outdoor Tap And Gated Access To The Driveway.

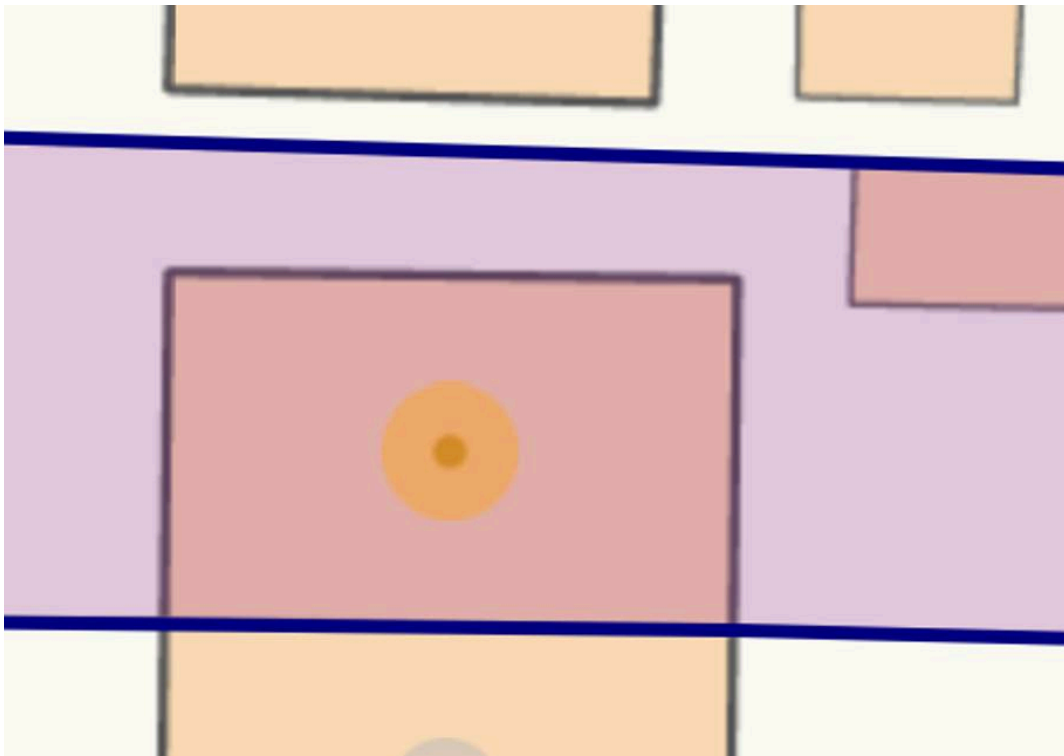
### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### AGENTS REF:

CF/EE/RED260349/28082026



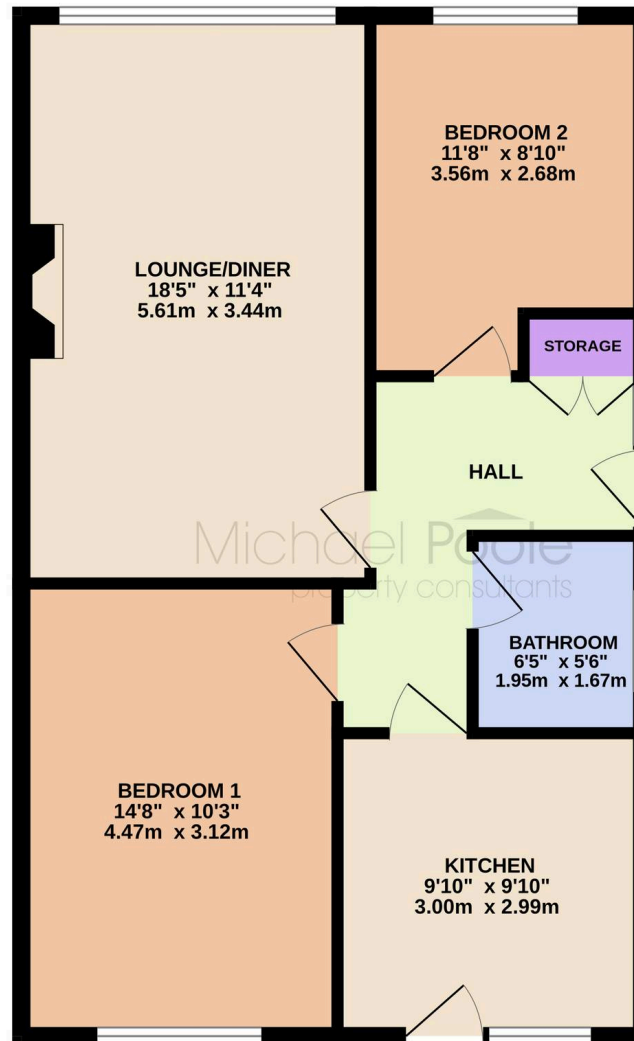


## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England, Scotland & Wales

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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