



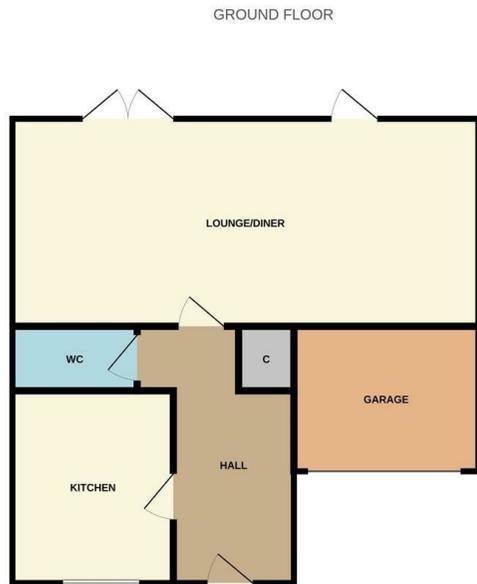
G.R.
Estates
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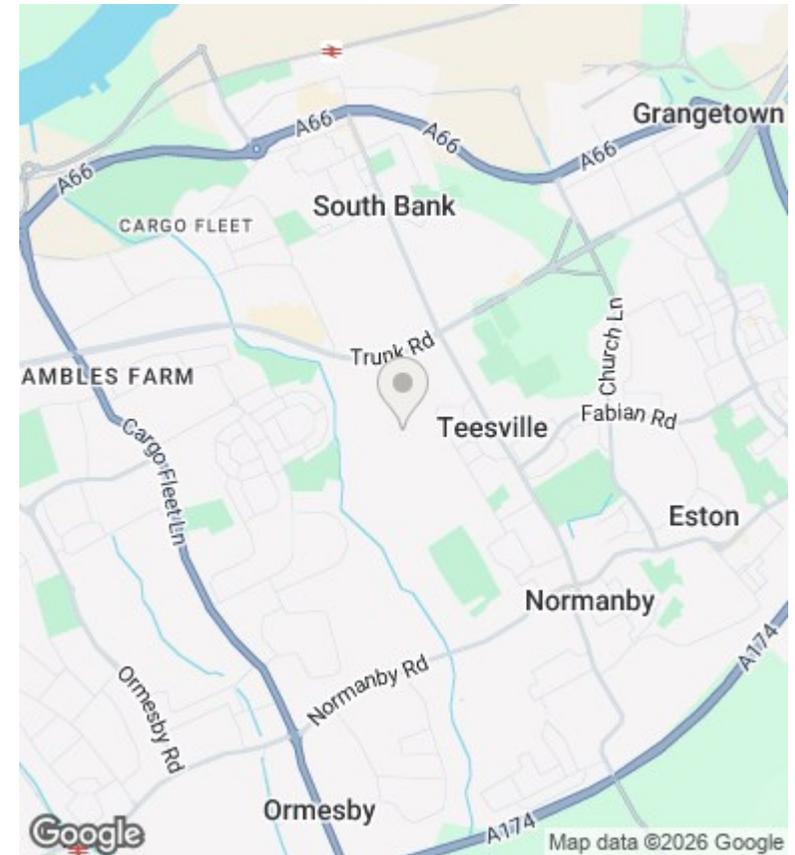
|., 73 Maplewood Drive, Middlesbrough, TS6 0GA

Best Offers Over £190,000

- Clever Part Conversion of Garage Creating a Spacious Open-Plan Living and Dining Area
- Master Bedroom with Private Ensuite for Added Privacy and Convenience
- One of the Largest South-Facing Rear Gardens on the Estate — Private and Beautifully Maintained
- Handy Ground Floor WC for Practical Everyday Living
- Modern Kitchen and Bathroom Suites Offering Stylish, Contemporary Comfort
- Prime Location Overlooking the Green, Providing Peaceful Views and Great Community Feel



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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Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	