



G.R.
Estates
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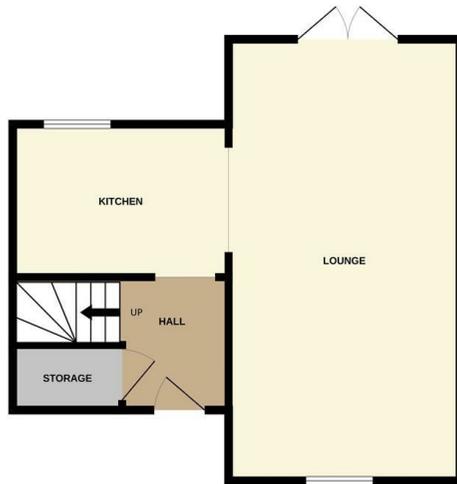


32 The Avenue, Middlesbrough, TS6 0DB

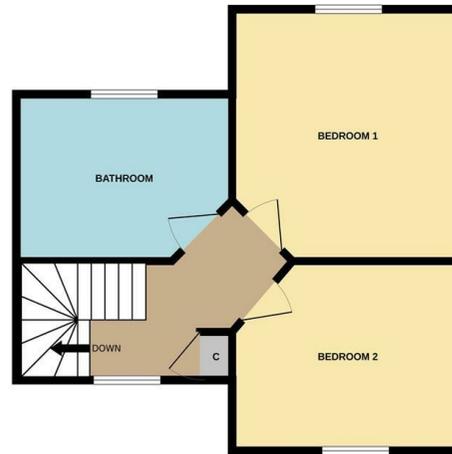
Guide Price £75,000

- Requires Updating Throughout, Making It An Ideal Project For Buyers Looking To Add Value
- Private Rear Garden Offering Fantastic Potential To Enhance And Personalise
- Sold With No Onward Chain
- Spacious Open Plan Lounge / Diner Kitchen Creating A Bright And Sociable Living Environment
- Large Driveway Delivering Generous Off-Street Parking
- For Sale by Modern Auction – T & C's apply, subject to reserve price, buyers fees apply
- Two Well-Proportioned Double Bedrooms Providing Comfortable Accommodation
- Ideally Positioned Within Easy Reach Of Local Primary And Secondary Schools

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

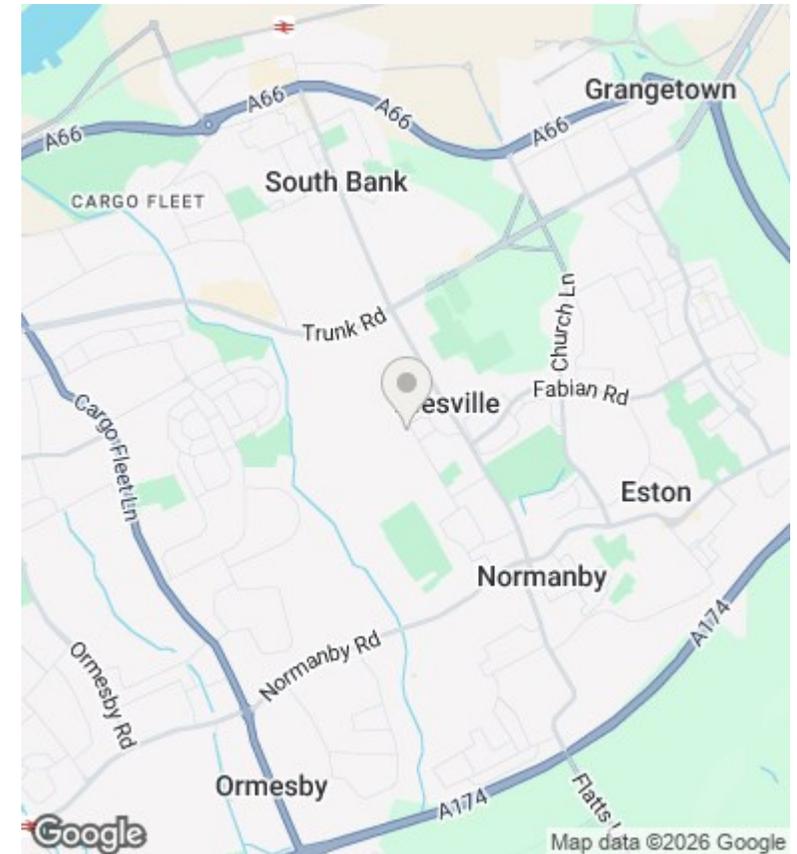


1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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Directions

Viewings

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

Council Tax Band

A

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	