



G.R.
Estates
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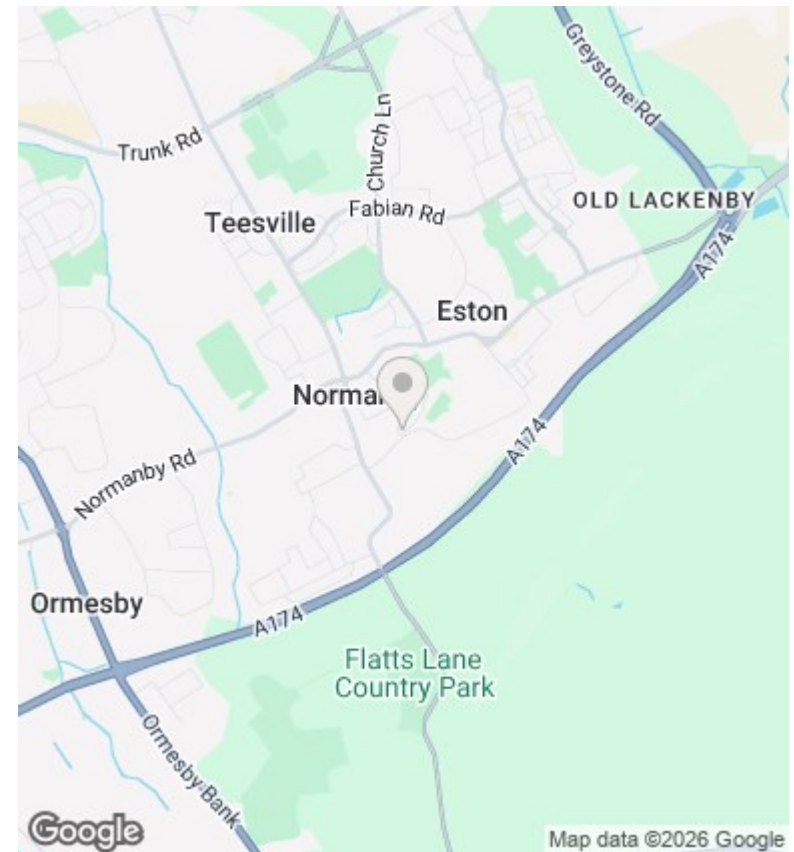
37 Ambrose Road, Middlesbrough, TS6 0RN

Best Offers Over £97,000

- Vacant And Chain Free For A Smooth, Hassle Free Purchase
- Recently Refreshed With Grey Carpets, Fresh White Walls, And A Newly Fitted Kitchen
- Well Presented Two Bedroom Semi Detached Home
- Perfectly Positioned Directly Opposite Bankfields Primary School
- Attractive Corner Plot With Newly Installed Garden Fencing And Useful Brick Built Storage Outhouses
- Bright And Airy Dual Aspect Lounge/Diner
- With The Added Benefit of Loft Insulation



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	