



G.R.
Estates
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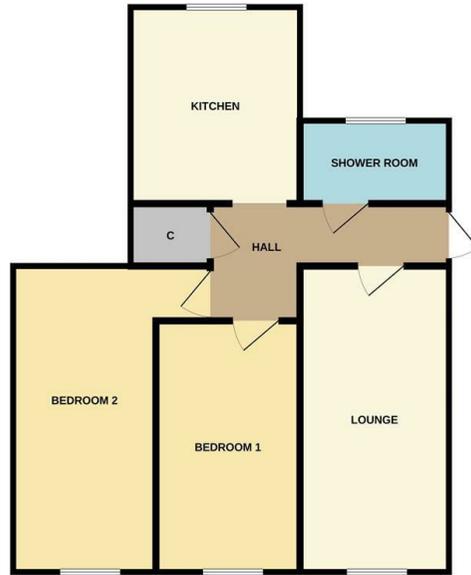


26 The Avenue, Middlesbrough, TS6 0DF

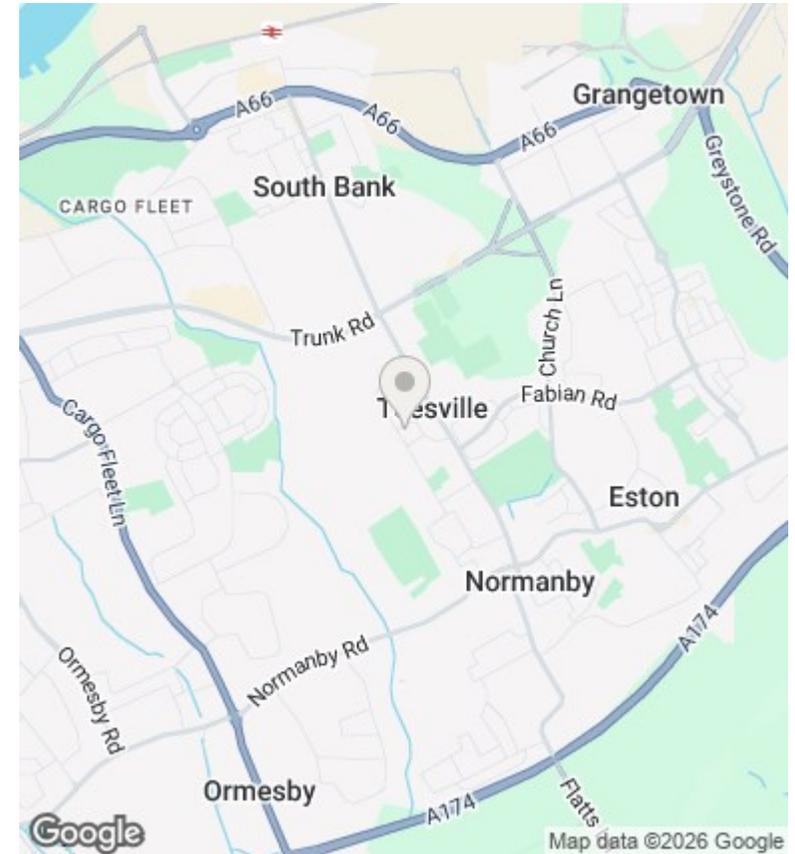
£85,000

- Leasehold Property With Approximately 117 Years Remaining
- Sleek Modern Kitchen With Contemporary Finishes
- With The Option of a 50% Share Purchase of the Freehold
- Stylish Two Bedroom Ground Floor Apartment Offering Easy Single-Level Living
- Contemporary Wet Room Shower
- Bright & Comfortable Lounge Designed For Everyday Relaxed Living
- Sold With No Onward Chain & Offered With Vacant Possession

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operation or efficiency can be given.
Made with Metropac C2026



Directions

Viewings

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

Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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	