



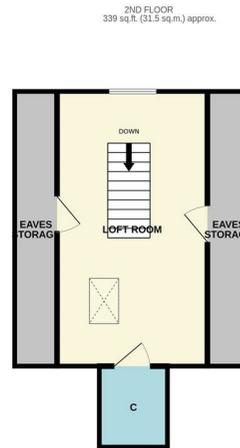
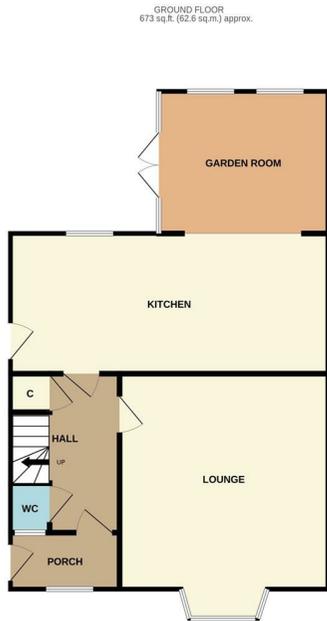
G.R.  
Estates  
unlock your happiness



## 15 Woodlands Drive, Middlesbrough, TS6 0NW

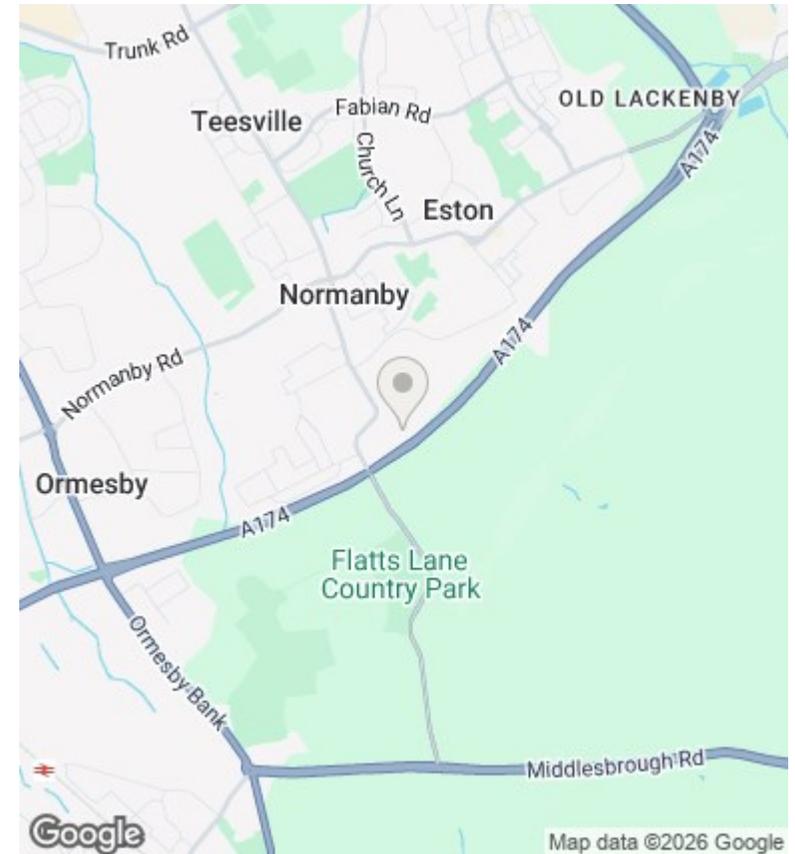
Offers Over £280,000

- Tucked Away In A Quiet Cul De Sac On One Of Normanby's Most Desirable Family Estates
- Beautifully Presented Detached Home With A Smart Block Paved Driveway And Detached Garage
- Stunning Open Plan Kitchen Diner Leading Into A Striking Garden Room Extension With Roof Lantern
- Spacious Lounge And Ground Floor WC Creating A Layout That Works Brilliantly For Modern Family Living
- Three Generous Double Bedrooms Plus A Versatile Loft Room With Excellent Built In Storage
- Stylish Family Bathroom With Built In TV, Plus A Low Maintenance Rear Garden With Artificial Grass And Reinforced Decking Ideal For Entertaining Or A Hot Tub



TOTAL FLOOR AREA : 1558 sq.ft. (144.8 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

D

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	