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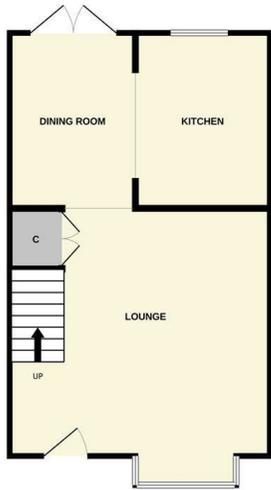


## 19 Huntersgate, Middlesbrough, TS6 8HS

£200,000

- Stunning Location – Nestled at the foot of the Eston Hills with gorgeous open views
- Modern Shower Room – Stylish and contemporary design with a high-spec finish
- Fully Upgraded Throughout – Brand new external doors, solid oak interior doors, and high-quality finishes
- Outdoor Appeal – Landscaped, low-maintenance gardens, south-facing rear, imprinted driveways, and bespoke raised planters
- Luxury Kitchen – Bespoke 'Shottons' kitchen suite with premium NEFF appliances
- Versatile Spaces – Extended length-and-width garage with patio doors (ideal for a home bar or workshop) plus a fabulous loft room with fixed staircase for extra living space

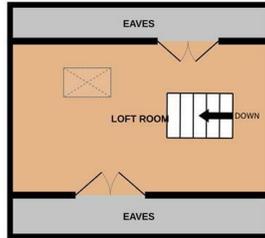
GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

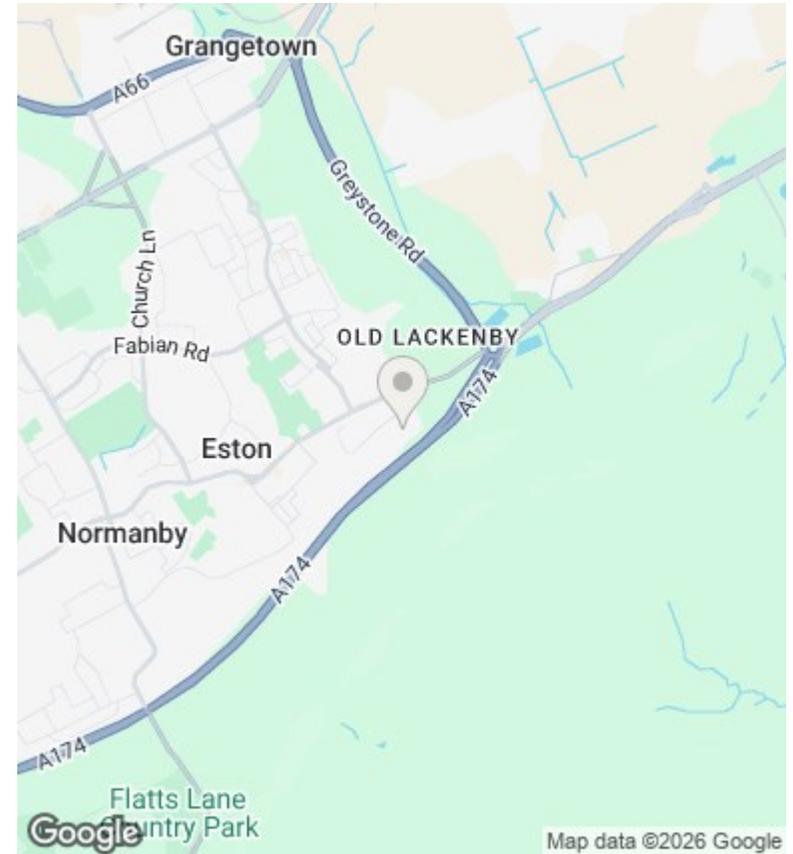


2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</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	