



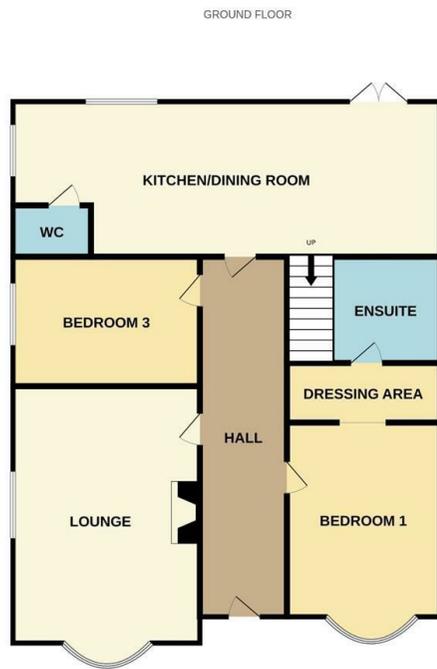
G.R.
Estates
unlock your happiness



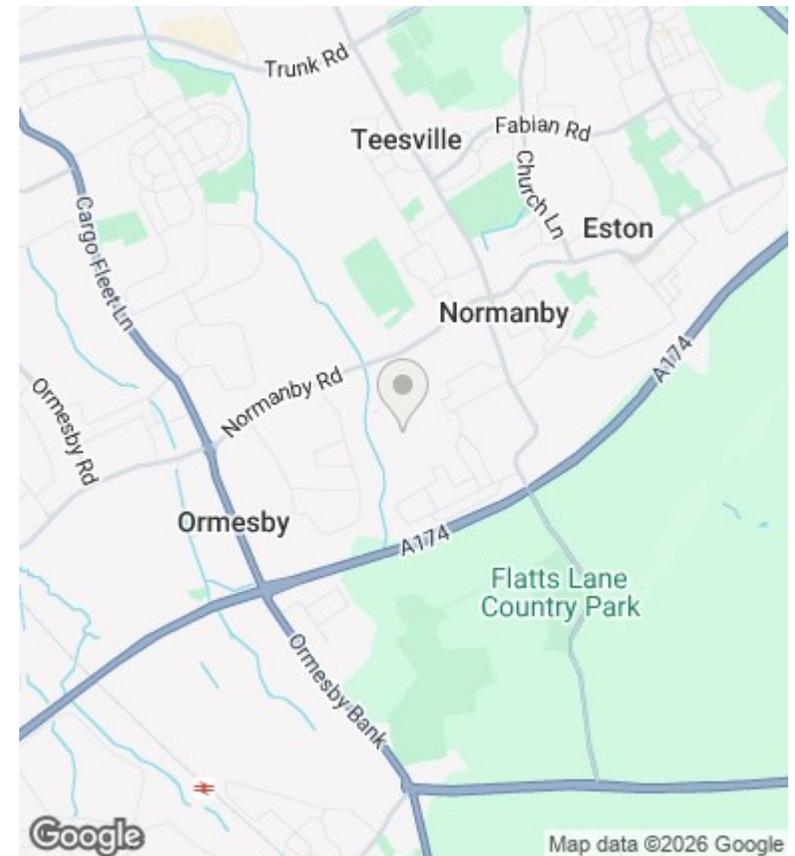
65 Cricket Lane, Middlesbrough, TS6 0HJ

Best Offers Over £270,000

- uPVC Double Glazing Throughout & Gas central Heating with New Combi Boiler Fit June 2025 and Cavity Wall Insulation
- One of a Kind, Larger Than Average, Three Bed Dormer Bungalow with Converted Garage Creating a Fab 'Man Cave'
- Double Length Block Paved Driveway and Additional Gravelled Area Provides Parking for at Least Four Vehicles or Caravan/Motorhome
- One of a Kind, Larger Than Average, Three Bed Dormer Bungalow with Converted Garage Creating a Fab Potential Man Cave'
- Enjoying a Quiet, Peaceful Spot Overlooking the Cricket Ground
- The Huge Rear Garden is Just Something Very Special!!!
- uPVC Double Glazing Throughout & Gas central Heating with Combi Boiler
- Good Room Sizes Throughout with 26 Foot Family Size Kitchen Diner Opening Beautifully on the Rear Garden



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.
Made with Metropix ©2023



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	