



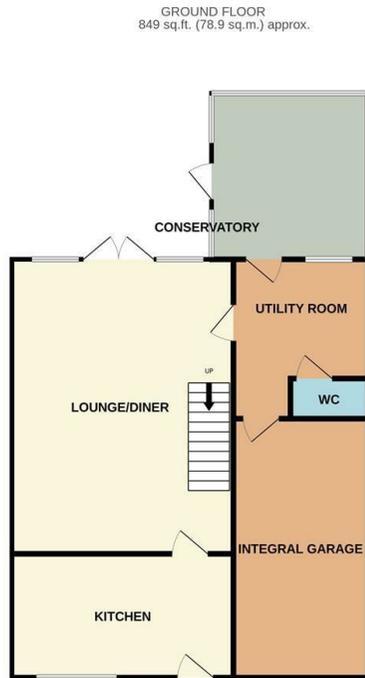
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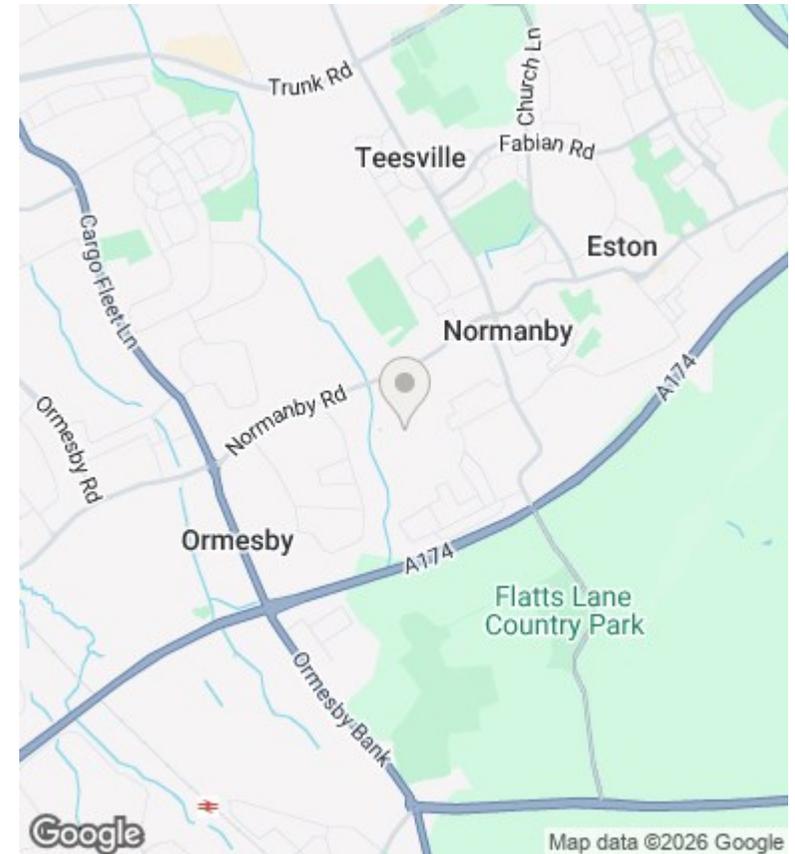
16 Coach House Mews, Middlesbrough, TS6 0HE

Best Offers Over £180,000

- Spacious Three Bedroom Home With A Flexible Family Friendly Layout
- Light Filled Conservatory Adding Extra Reception Space All Year Round
- Private Rear Garden And Driveway Parking Adding Extra Appeal And Everyday Convenience
- Generous Main Bedroom With Potential To Be Split And Create A Fourth Bedroom
- Handy Utility Room And Integral Garage For Everyday Practicality
- Bright Lounge Diner Designed For Everyday Living And Easy Entertaining
- Well Proportioned Home Offering Versatility Space And Future Potential



TOTAL FLOOR AREA - 1474 sq.ft. (137.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	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	