



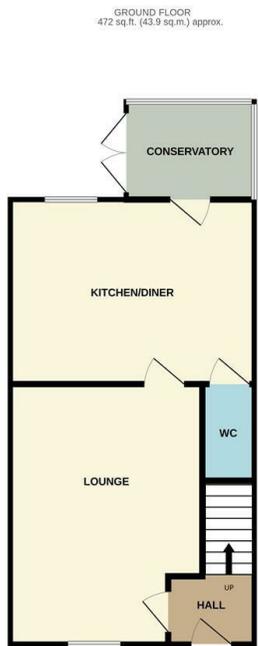
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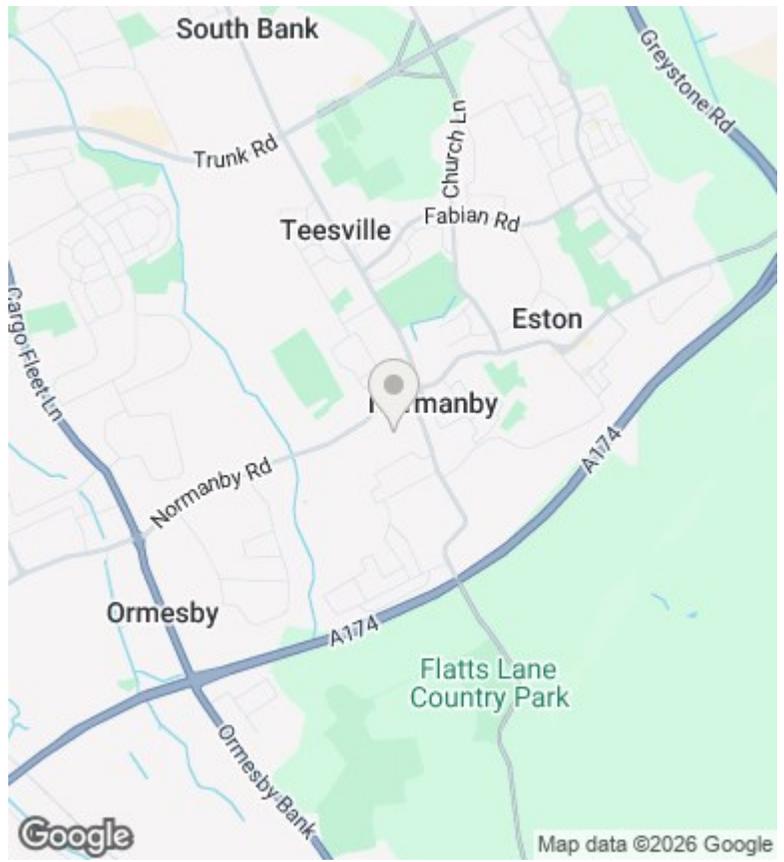
12 The Hastings, Middlesbrough, TS6 0BB

£245,000

- Three-Bedroom Detached Home – Spread over three floors with a top-floor master ensuite
- Neutral Decor Throughout – A blank canvas ready for your personal style
- Spacious Kitchen/Diner & Conservatory – Bright, versatile spaces for family life and entertaining
- Off-Street Parking & Driveway – Secure and easy parking right at the front
- Ground-Floor W/C – Practical convenience for guests and everyday living
- Detached Garage to Rear – Extra storage or workspace, perfect for hobbies or vehicles



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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	