



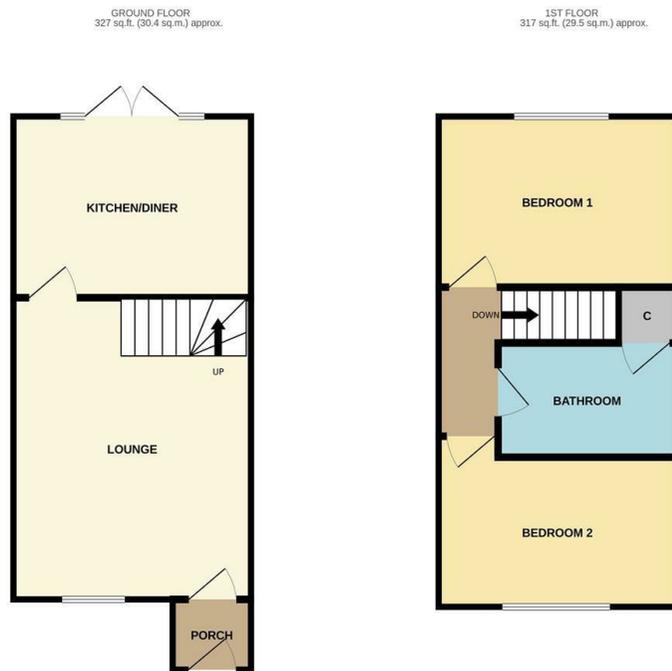
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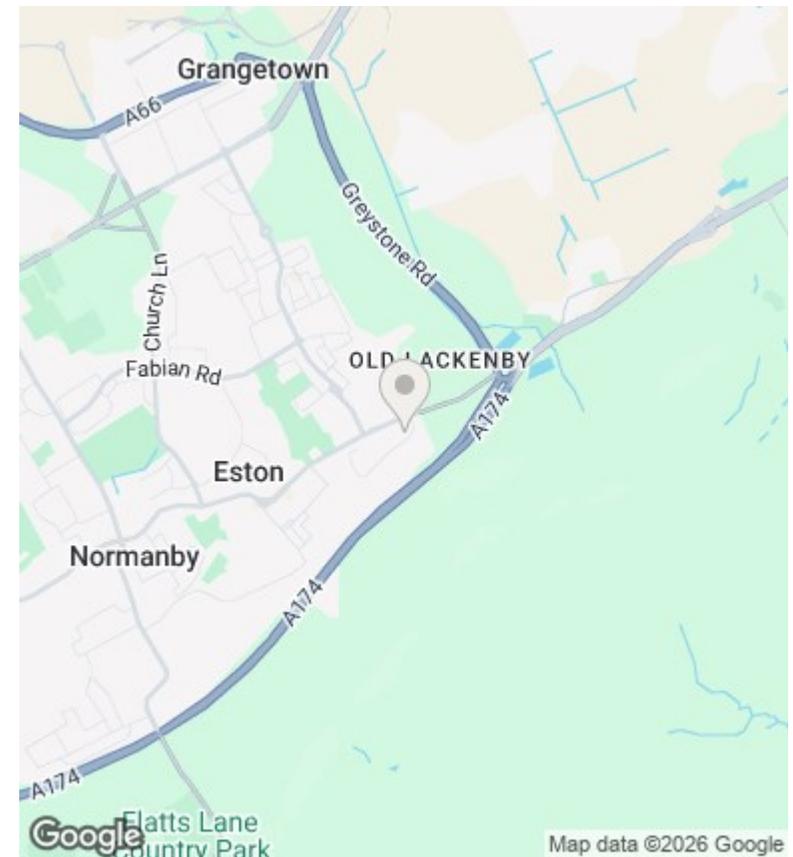
24 Moorgate, Middlesbrough, TS6 9QE

£100,000

- Stylish and beautifully presented throughout with a modern, move-straight-in finish
- Private decked rear garden – ideal for outdoor dining and summer evenings
- Bright and spacious living areas perfect for relaxing or entertaining
- Garage and driveway to the rear providing convenient off-road parking
- Contemporary fitted kitchen with sleek, practical design
- Sold vacant with no onward chain for a hassle-free purchase – with the option to be sold fully furnished if desired



TOTAL FLOOR AREA: 644 sq.ft. (59.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given. Made with AutoCAD 2020.



Directions

Viewings

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

Council Tax Band

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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	