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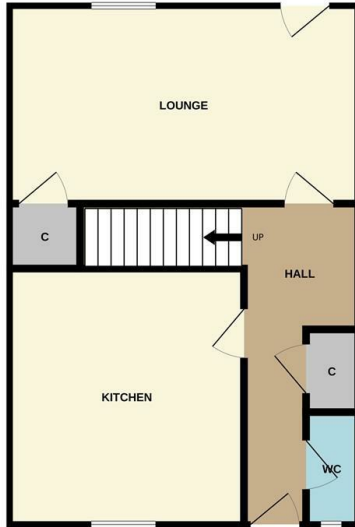


37 Coverdale, Middlesbrough, TS8 9SF

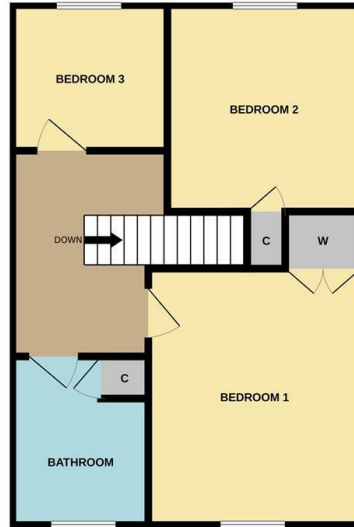
£105,000

- Fully Refurbished Throughout – Brand-new kitchen, bathroom, carpets and décor, creating a stylish move-in-ready home with no work required
- Enclosed Low-Maintenance Courtyard – Secure outdoor space perfect for relaxing or entertaining
- Modern Contemporary Living – Fresh, high-quality finishes and a sleek design for comfortable, hassle-free everyday life
- Excellent Energy Efficiency – EPC Rating Of C, helping keep running costs lower
- Private Off-Street Parking – Rare driveway space for one car, adding convenience and value
- Prime Commuter Location – Close to Middlesbrough Town Centre, major transport links and local amenities

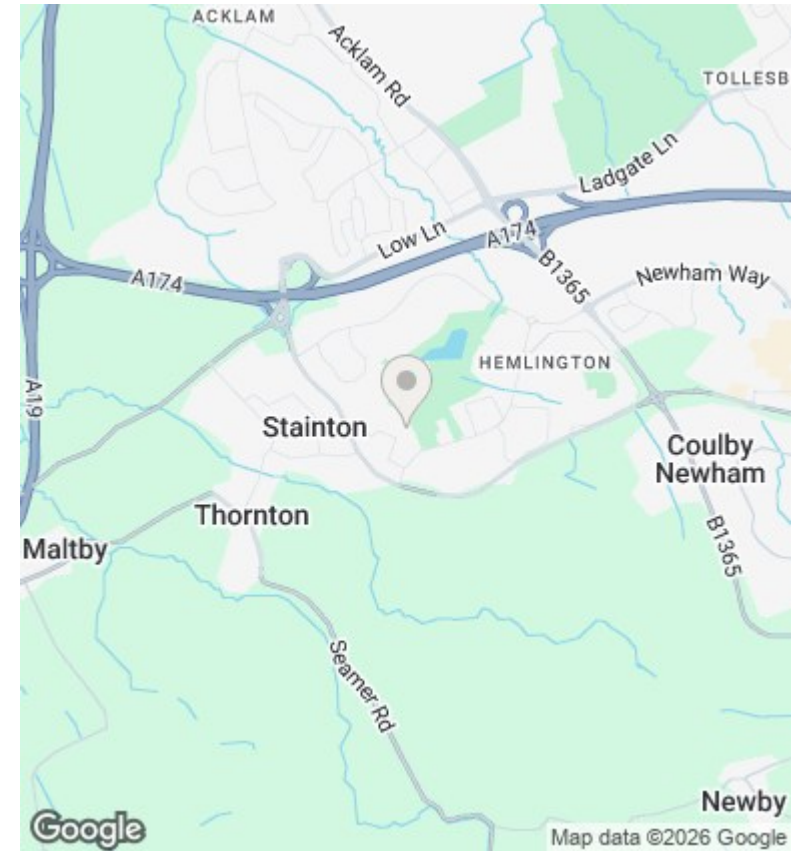
GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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

A

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(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	