



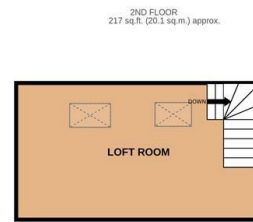
G.R.
Estates
unlock your happiness



28 Grosvenor Road, Middlesbrough, TS5 5BU

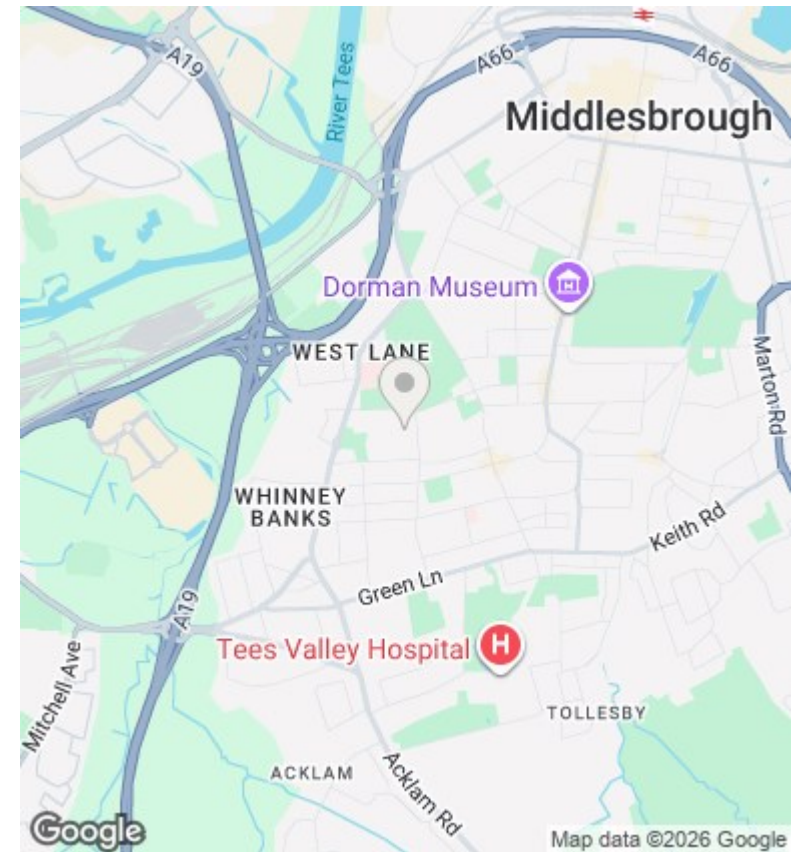
£250,000

- Show-Stopping Rear Extension Creating A Bright, Social Kitchen Diner With Roof Lights, Quartz Worktops And Premium Integrated Appliances
- Two Gorgeous Reception Rooms Packed With Character, Featuring A Cast Iron Fireplace And A Log-Burner Style Gas Fire
- Three Bedrooms Plus A Proper Loft Room With Fixed Staircase – Perfect For Home Working, Hobbies Or Extra Living Space
- Immaculately Kept And Clearly Loved, With Style And Quality Running Throughout
- Generous Rear Garden With Space To Relax, Entertain And Store Bikes, Tools Or Garden Furniture
- Updated With A Modern Baxi Combi Boiler (Approx. 3 Years Old), Plus The Added Bonus Of A Large Garage And Off-Street Parking



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 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

B

EPC Rating:

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	