



G.R.
Estates
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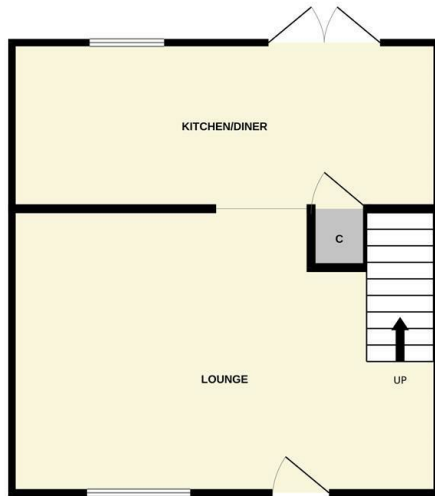


16 Ings Avenue, Middlesbrough, TS3 9BY

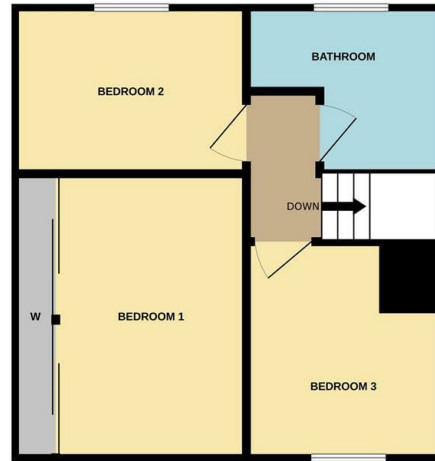
Best Offers Over £100,000

- Striking Modern Kitchen-Diner – Stylish grey units, contrasting worktops, and open-plan layout with patio doors to the garden
- Triple-Length Gated Driveway – Rarely available, offering secure off-road parking for multiple vehicles
- Beautifully Maintained Throughout – Immaculate condition, thoughtfully updated by the current owners
- Luxury Bathroom Suite – Featuring a freestanding bathtub and separate shower for a spa-like feel
- Low-Maintenance Courtyard Garden – Perfect for relaxing or entertaining with minimal upkeep
- Versatile 3-Bedroom Layout – Ideal for families, first-time buyers, or a high-yield investment

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

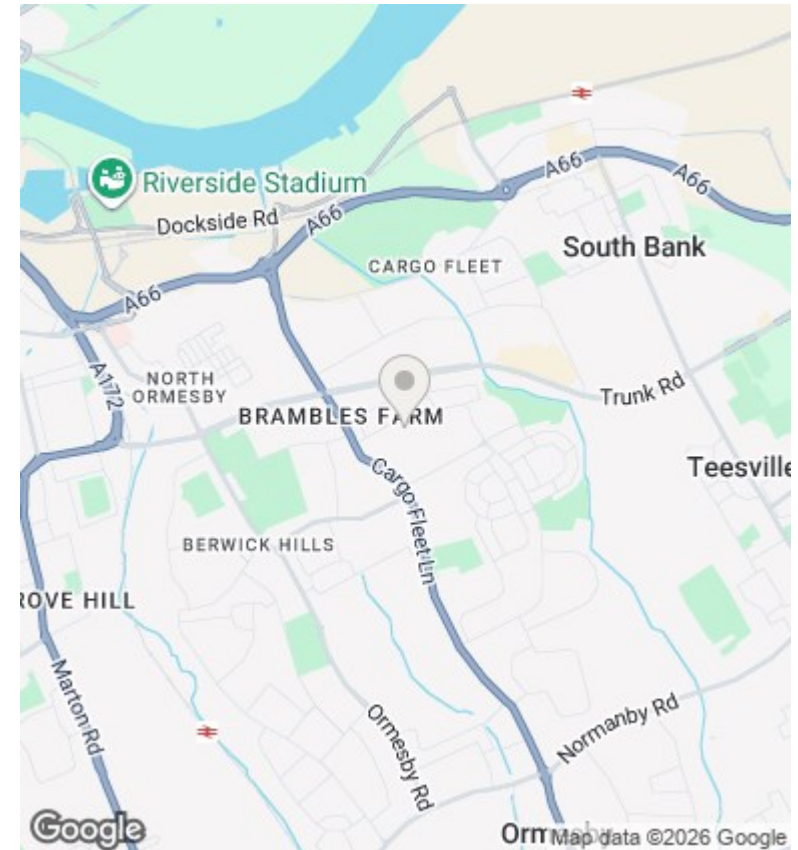


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	