



G.R.
Estates
unlock your happiness



26a, The Avenue, Middlesbrough, TS6 0DF

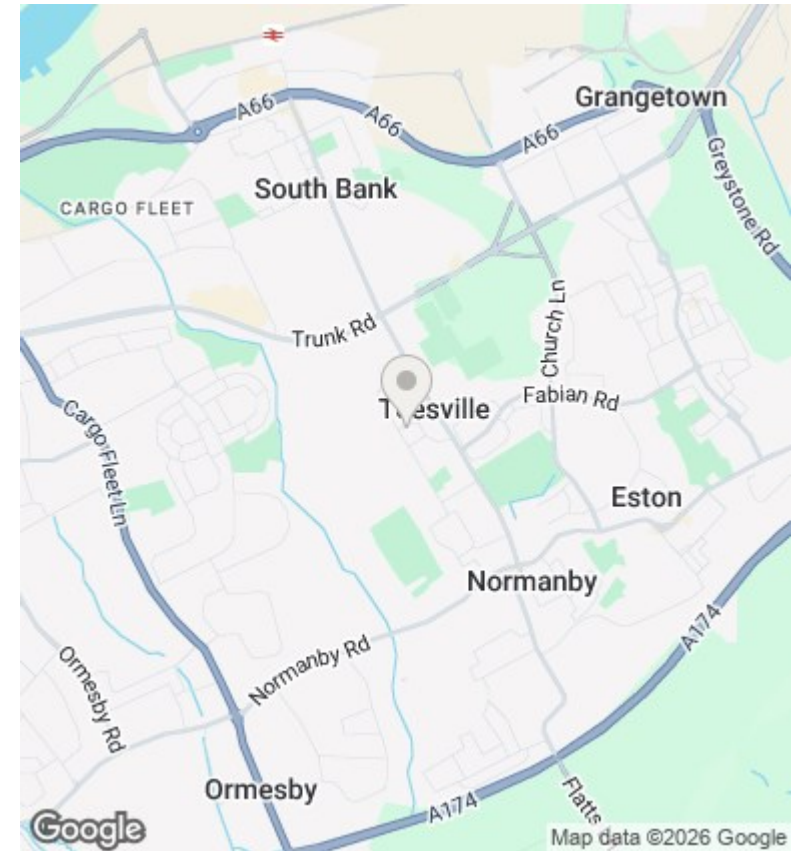
£125,000

- Beautifully Presented Throughout With A Stylish, Move-In Ready Finish
- Spacious Three Bedroom Duplex Layout Across Two Floors
- Currently Tenanted – To Be Sold With Vacant Possession
- Eye-Catching Lounge With Striking Feature Wall & Statement Fireplace
- Two Stylish Bathrooms Including A Contemporary Wet Room
- With The Option of a 50% Share Purchase of the Freehold
- Sleek Modern Kitchen Designed For Contemporary Living
- Leasehold Property With Approximately 117 Years Remaining



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	