



25 OTTAWA ROAD MIDDLESBROUGH, TS4 2ND

£145,000
FREEHOLD

Nestled on the charming Ottawa Road in Middlesbrough, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property provides ample space for both relaxation and entertaining.

As you step inside, you are greeted by a warm and inviting atmosphere, ideal for family living. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood.

The property boasts a well-proportioned living area, perfect for unwinding after a long day or hosting friends and family. The kitchen is functional and offers plenty of room for culinary creativity, making it a delightful space for preparing meals.

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

EPC Rating: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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