



**78 MADDREN WAY  
MIDDLESBROUGH, TS5 5BD**

**£650 PCM**

We are offer for let this deceptively spacious two double bedroom first floor COACH HOUSE APARTMENT situated on this highly popular development. The property benefits from full UPVC double glazing and combi boiler. The living accommodation briefly comprises; entrance hallway, lounge, kitchen/diner, two double bedrooms and bathroom/WC. There is a garage with parking space to the rear of the property. Council tax Band B £1933pa. Energy Rating C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

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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