

4 Cranford Gardens, Middlesbrough

£247,500

Michael Poole
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4 Cranford Gardens

Middlesbrough

A modern and tastefully decorated three bedroom semi detached home with a loft room (not up to building regs). Sure to be of interest to young couples and families alike!

- A modern and tastefully decorated three bedroom semi detached home with a kitchen extension & loft room (not up to building regs)
- Stylish kitchen which has only been recently installed and had fitted appliances as well as integrated speakers in the ceiling
- Sure to be of interest to young couples and families alike!
- Gas central heating with a modern combi boiler
- Handy ground floor WC
- Off street parking for multiple cars & single garage
- Large rear garden with a lawn, patio and decked area as well as a multiuse large shed at the bottom of the garden
- Modern composite front door & UPVC double glazed windows

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This three bedroom semi detached home has had a rear extension offering a larger kitchen and the open plan lounge/diner works well with offering a large social area.

Notable features include gas central heating with a modern combi boiler, handy ground floor WC, off street parking for multiple cars, single garage, large rear garden with a lawn, patio and decked area as well as a multiuse large shed at the bottom of the garden, loft room with eaves storage (not up to building regs), stylish kitchen which has only been recently installed and had fitted appliances as well as integrated speakers in the ceiling, modern composite front door, UPVC double glazed windows, LVT flooring and bathroom with a four piece suite.

Location wise it is within walking distance of some good schooling, A19 access and local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











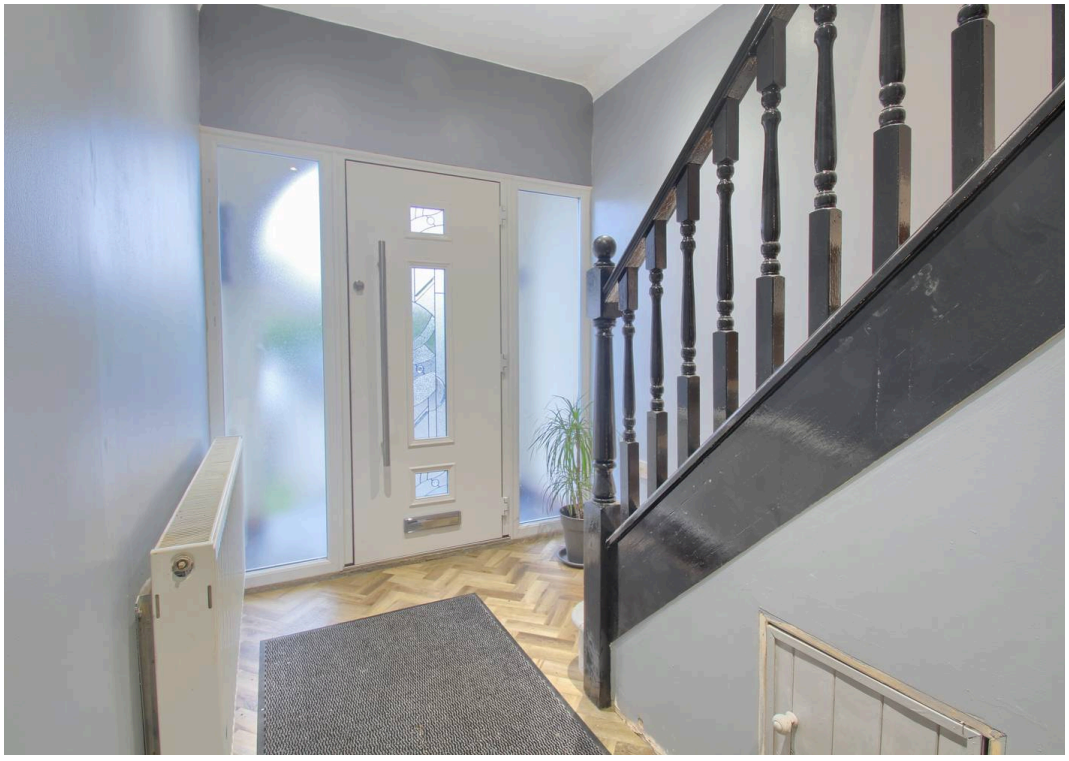
Buyers Identification Check(s)
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AGENTS REF:
TM/LS/20112026





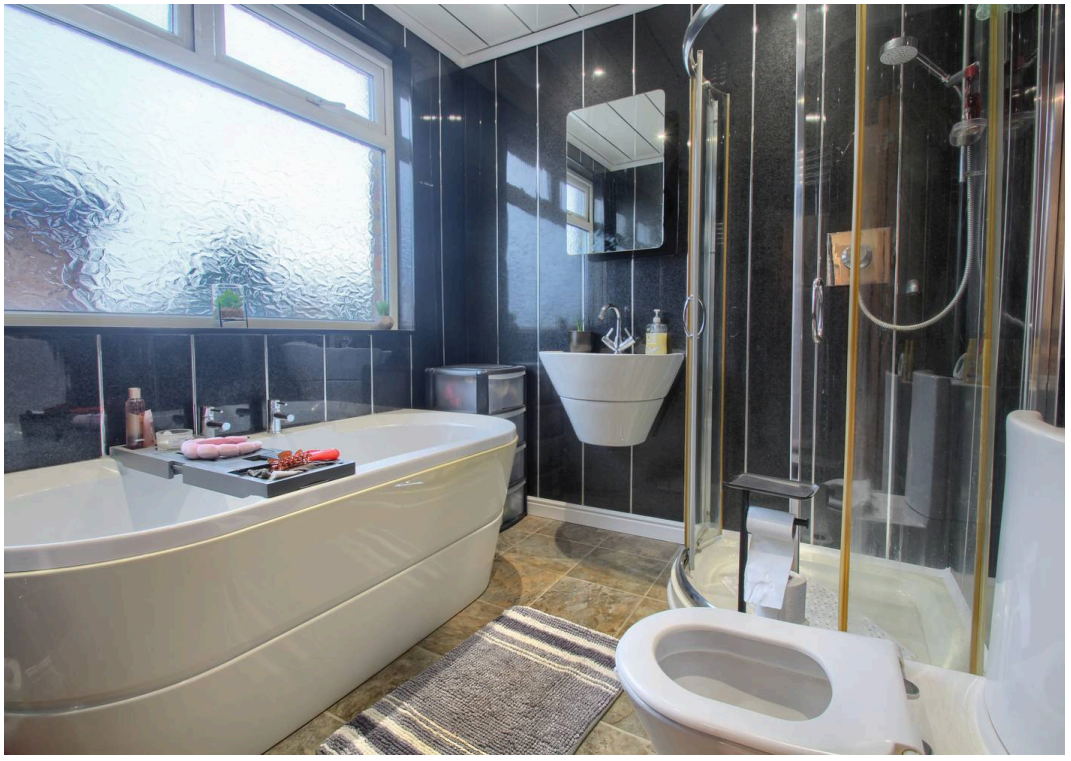










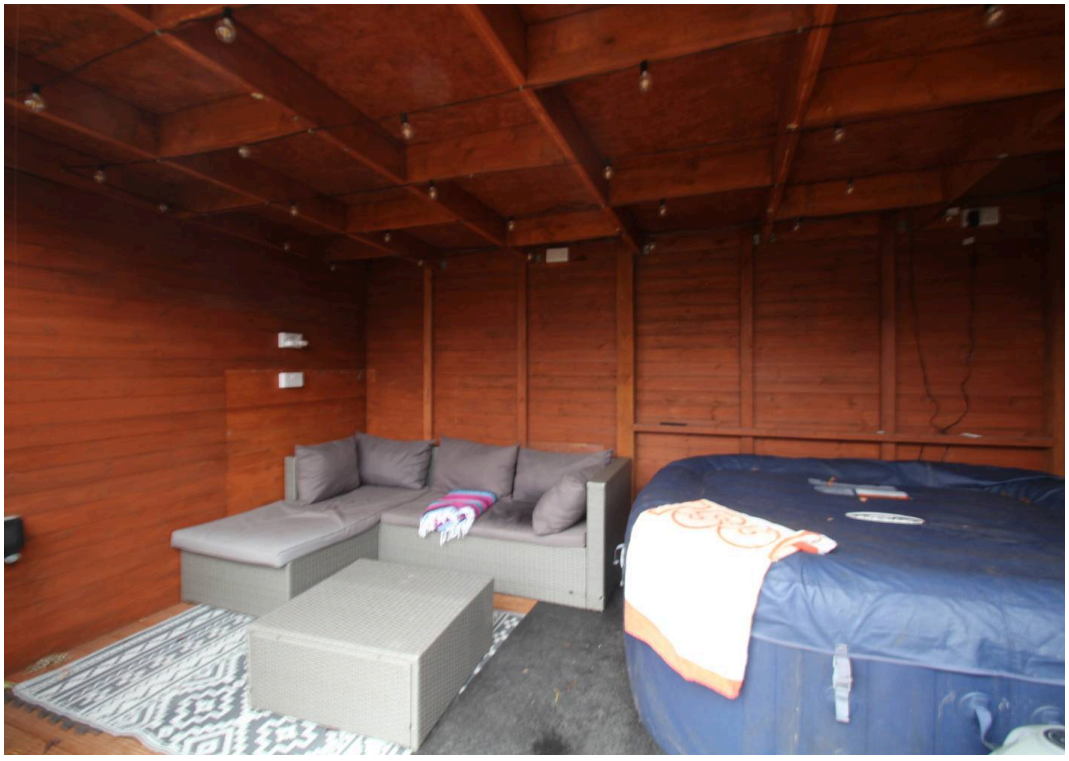




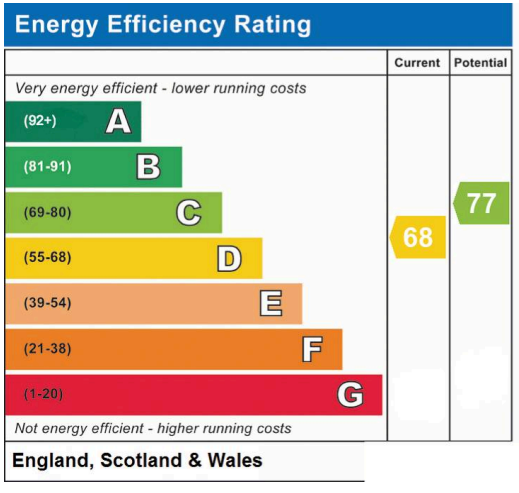


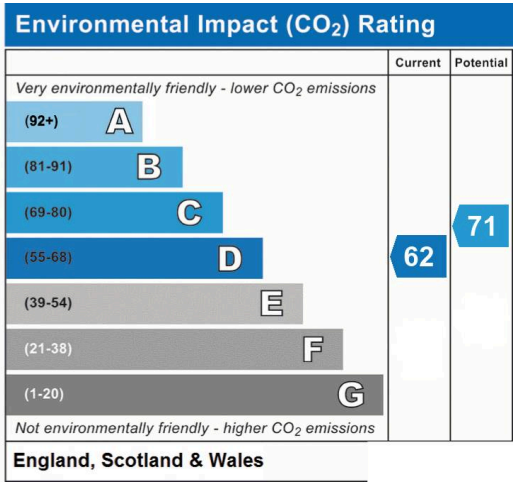








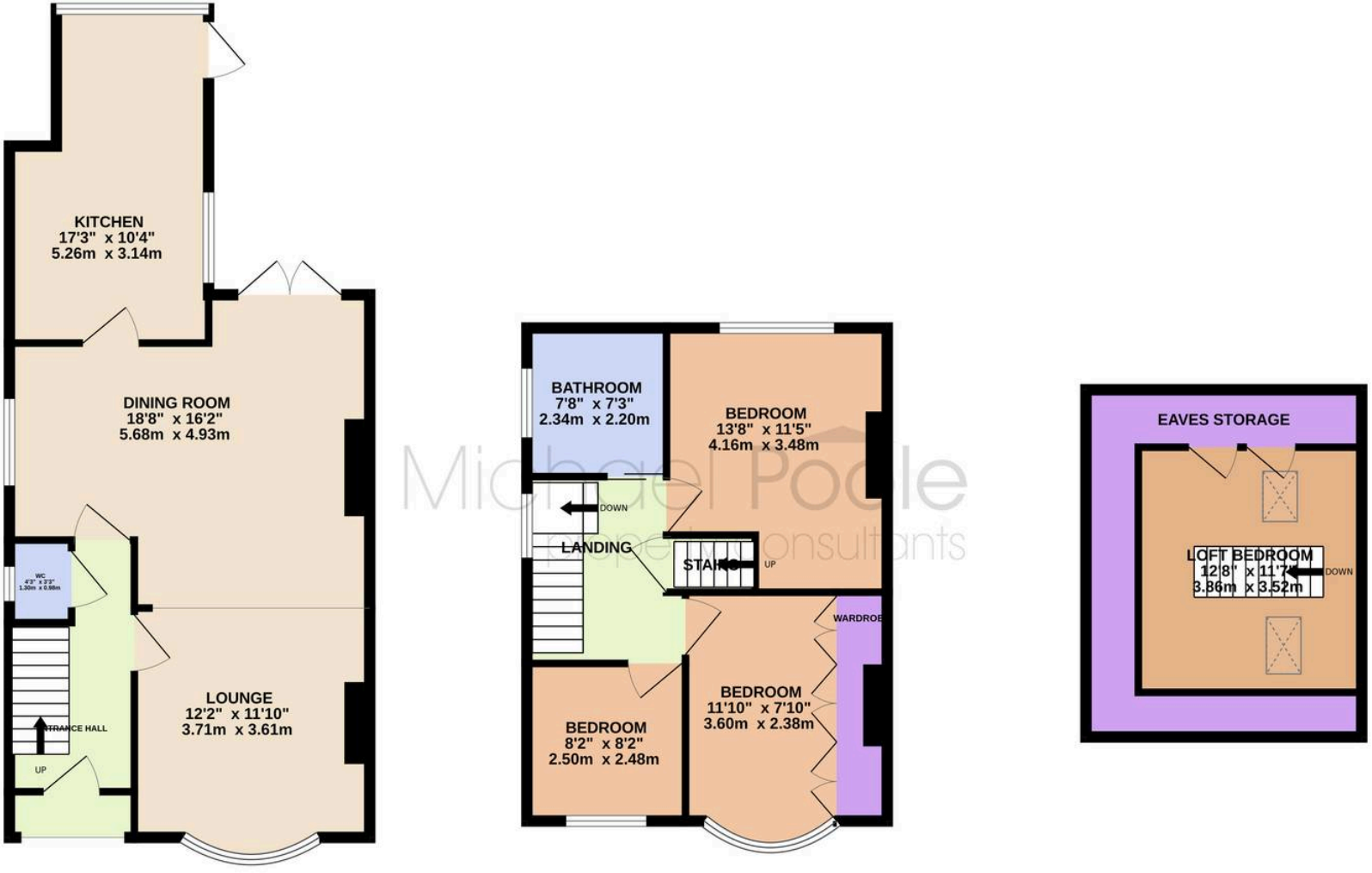

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
77
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
62
71
England, Scotland & Wales

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

LOFT ROOM
256 sq.ft. (23.8 sq.m.) approx.



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property consultants

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TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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