



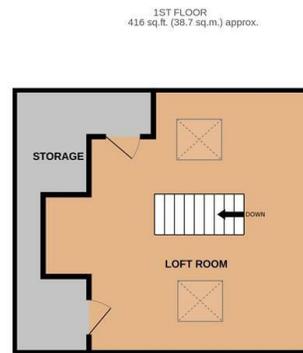
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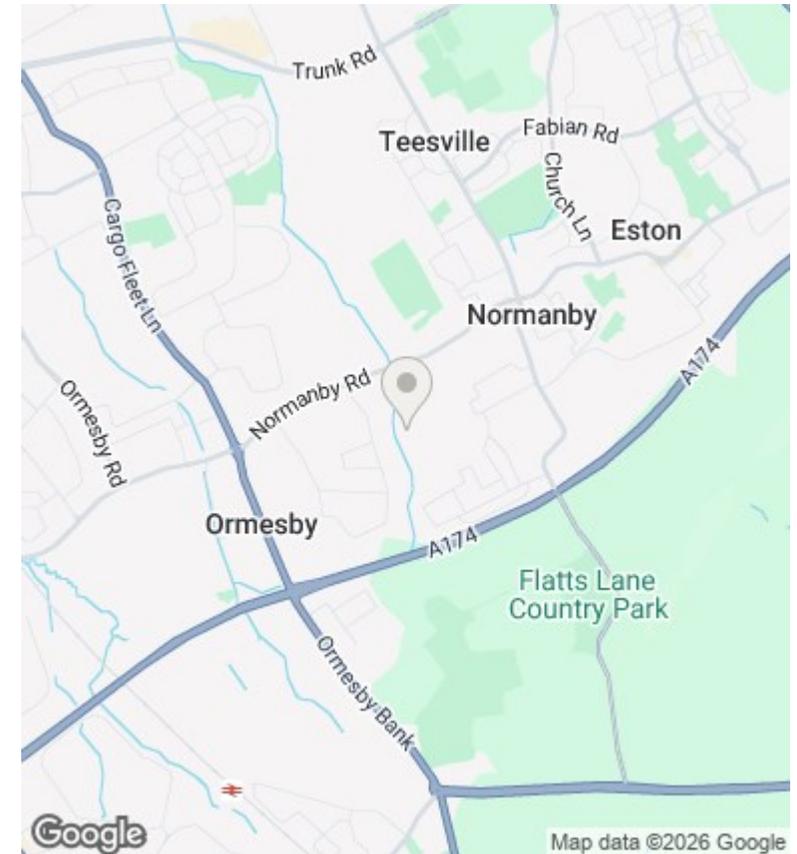
## 25 Willow Drive, Middlesbrough, TS6 0HN

Best Offers Over £200,000

- No Onward Chain, Making It An Ideal Choice For A Hassle-Free Move
- Well Maintained Throughout, Offering A Clean And Tidy Home Ready To Be Enjoyed From Day One
- Spacious Two Bedroom Semi-Detached Bungalow With The Added Bonus Of A Versatile Loft Room
- Beautifully Kept Front And Rear Gardens, With The Rear Enjoying A Good Level Of Privacy
- Fantastic Driveway Leading To A Double Garage, Complete With A Handy Utility Area
- A Property Full Of Potential, Now Ready For Modernisation And Perfect For A Buyer Wanting To Put Their Own Stamp On It



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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

D

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	