

## 2 Merton Road , Middlesbrough, TS5 4GL

AVAILABLE FROM MAY - SORRY NO PETS OR SMOKERS

A modern mid-terrace home in Acklam Green, this well-presented three-bedroom property is perfectly suited for comfortable family living.

The ground floor features an entrance porch that opens into a spacious lounge, leading through to a stylish kitchen/diner complete with an integrated oven and hob. French doors provide direct access to the rear garden, creating a bright and practical living space.

Upstairs, the first floor offers three well-proportioned bedrooms along with a contemporary family bathroom.

£800 PCM

## 2 Merton Road

, Middlesbrough, TS5 4GL



- 3 BEDROOM
- SPACIOUS LOUNGE
- ENERGY PERFORMANCE RATING C
- MID TERRACED PROPERTY
- MODERN KITCHEN/DINER
- COUNCIL TAX BAND B
- GREAT LOCATION
- GARAGE

ENTRANCE PORCH

LOUNGE

KITCHEN/DINER

STAIRS/LANDING

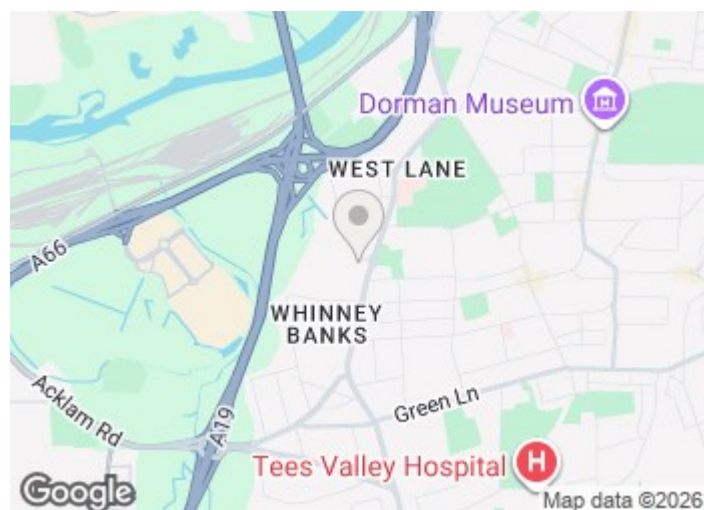
BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EXTERNALLY

ENERGY PERFORMANCE  
CERTIFICATE (EPC)

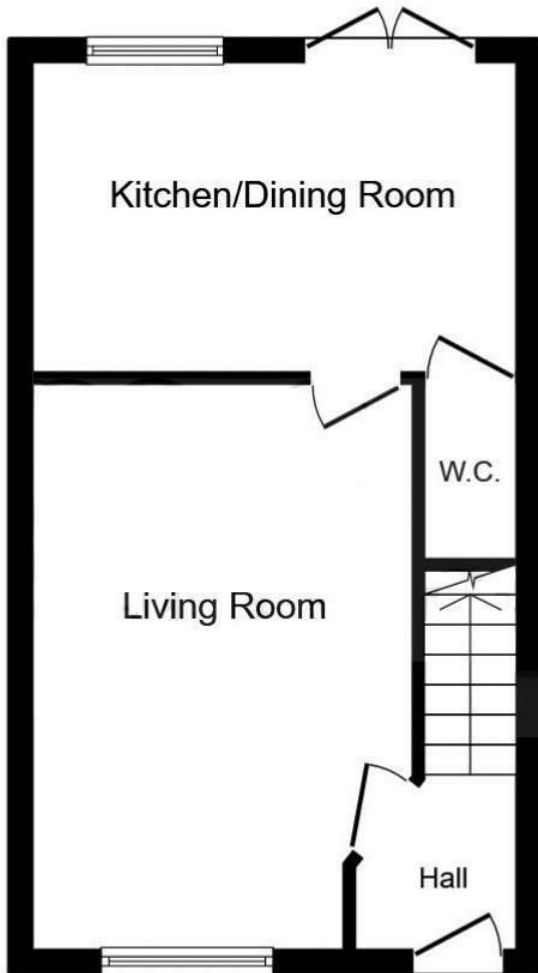


Directions

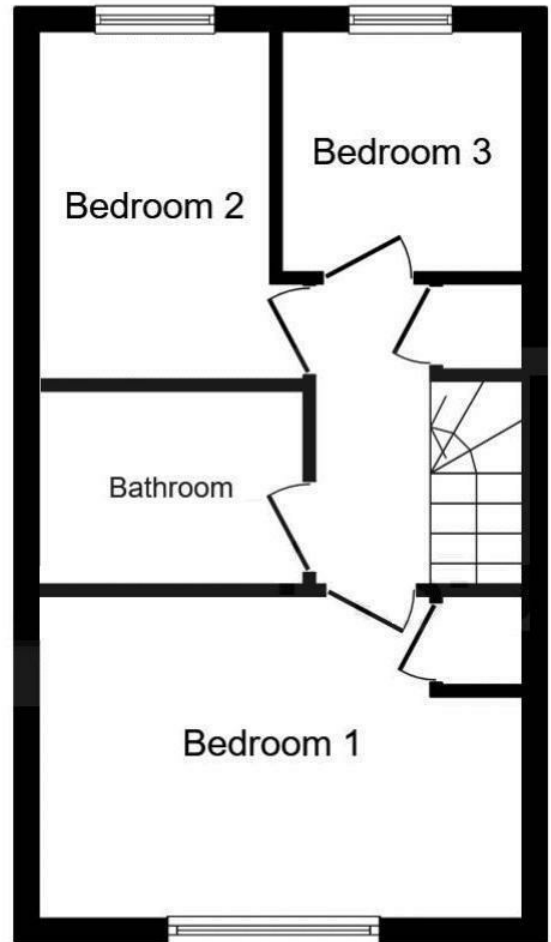




# Floor Plan



## Ground Floor



## First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, Durham, TS18 1SY  
 Tel: 01642 615657 Email: [lettings@gowlandwhite.co.uk](mailto:lettings@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	