



G.R.
Estates
unlock your happiness

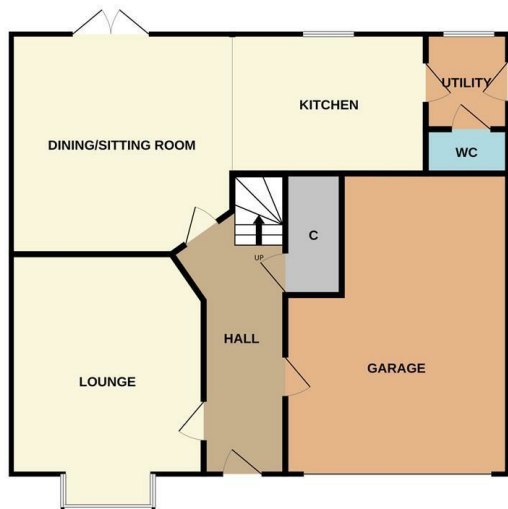


53 Whinfell Drive, Middlesbrough, TS6 0BG

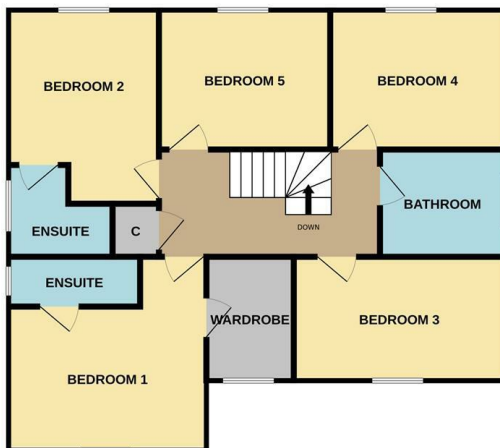
Best Offers Over £399,999

- Impressive 5 Bedroom Detached Family Home – Spacious, stylish, and beautifully designed throughout
- Two Elegant Ensuites Plus A Modern Main Bathroom And Downstairs WC – Comfort and convenience for the whole family
- Built In June 2022 With Over £18,000 Of Upgrades – High-quality finishes and modern touches at every turn
- Double Integrated Garage And Double Detached Driveway – Ample parking and storage for busy family life
- Stunning Open Plan Kitchen, Dining And Family Space – The perfect hub for entertaining and everyday living
- Fantastic Family-Sized Garden – A private outdoor space ideal for relaxing, playing, or hosting summer gatherings

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

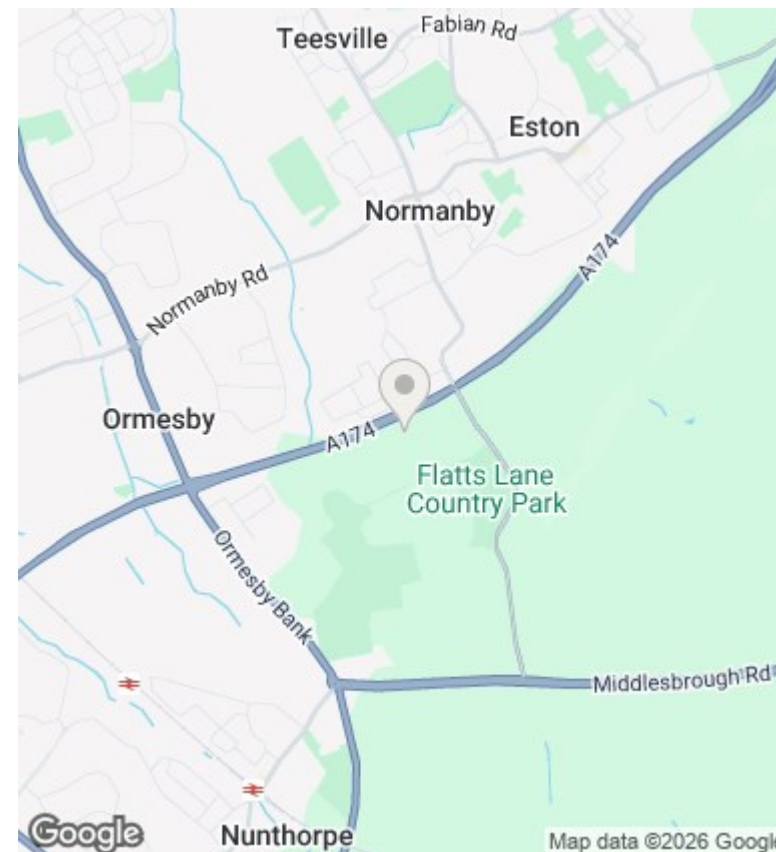


1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1753 sq.ft. (162.8 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.
Made with Metropix ©2025



Directions

Viewings

Viewings by arrangement only. Call 01642 378022 to make an appointment.

Council Tax Band

E

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	