



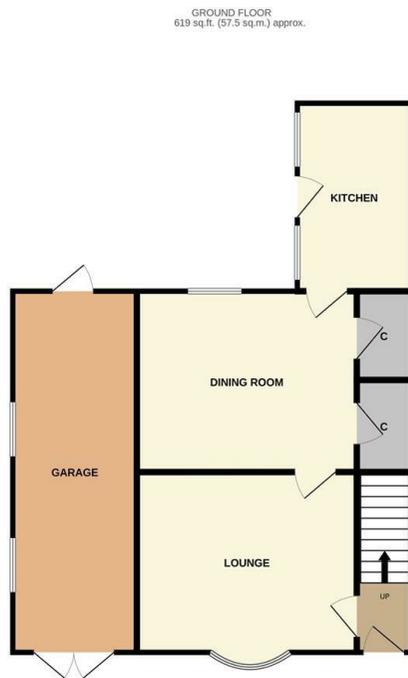
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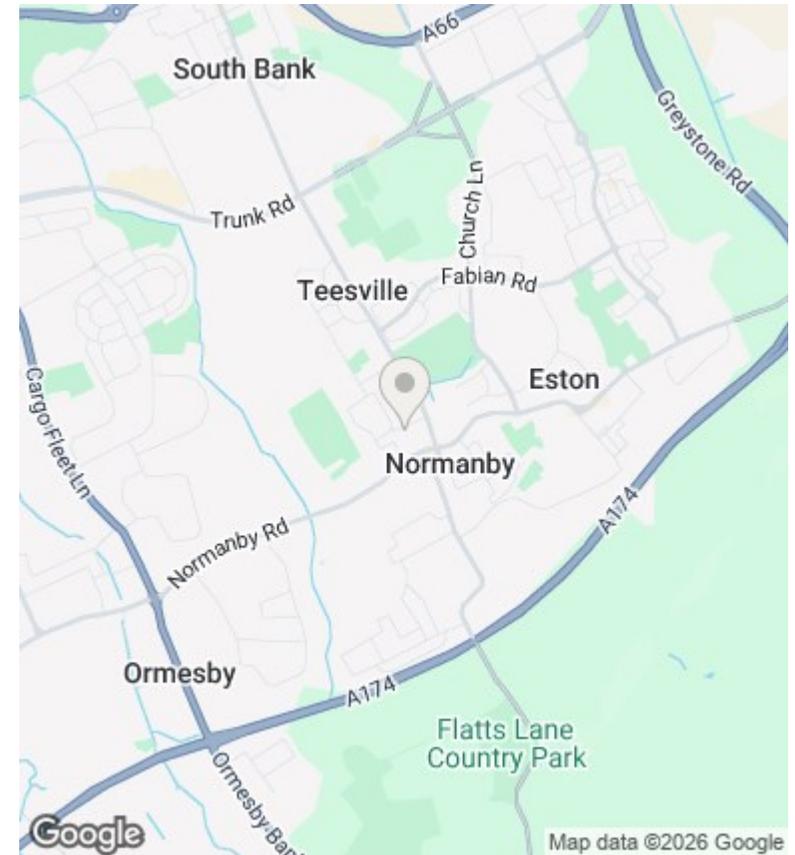
25 Ambleside Road, Middlesbrough, TS6 0ET

Best Offers Over £170,000

- Garage & Driveway: Creating that all important storage space and off street parking
- Prime Location: Just a stone's throw from Teesville Primary School, perfect for families with young children
- Characterful Interiors: A tasteful blend of classic charm and modern design, far from the typical grey decor
- Cosy Lounge: Features a bay window and a gas cast-iron log burner-effect fire, creating a warm and inviting atmosphere
- Dining Room Appeal: A stunning open fireplace with a feature brick surround, ideal for family meals and gatherings
- Modern Kitchen & Bathroom: Contemporary design with all the modern conveniences you need
- Bespoke Storage: The third bedroom includes custom-fitted wardrobes, offering both style and smart storage solutions



TOTAL FLOOR AREA: 981 sq.ft. (91.1 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

C

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	49
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	