



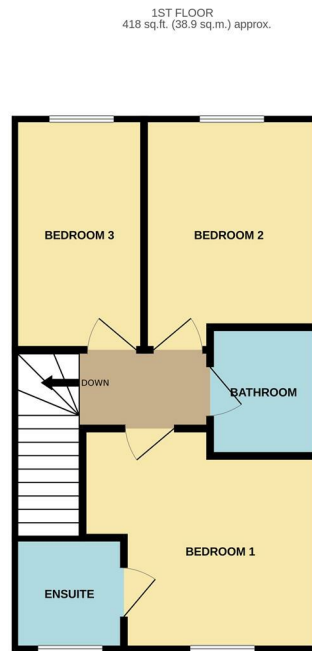
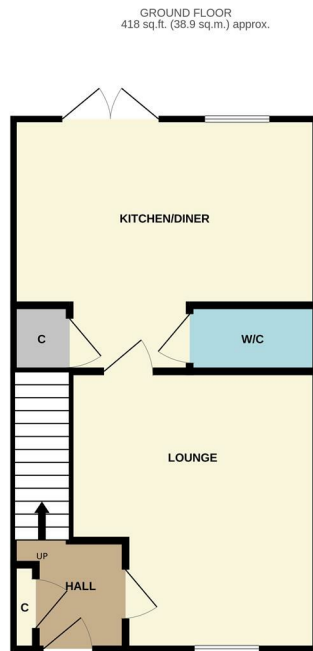
G.R.  
Estates  
*unlock your happiness*



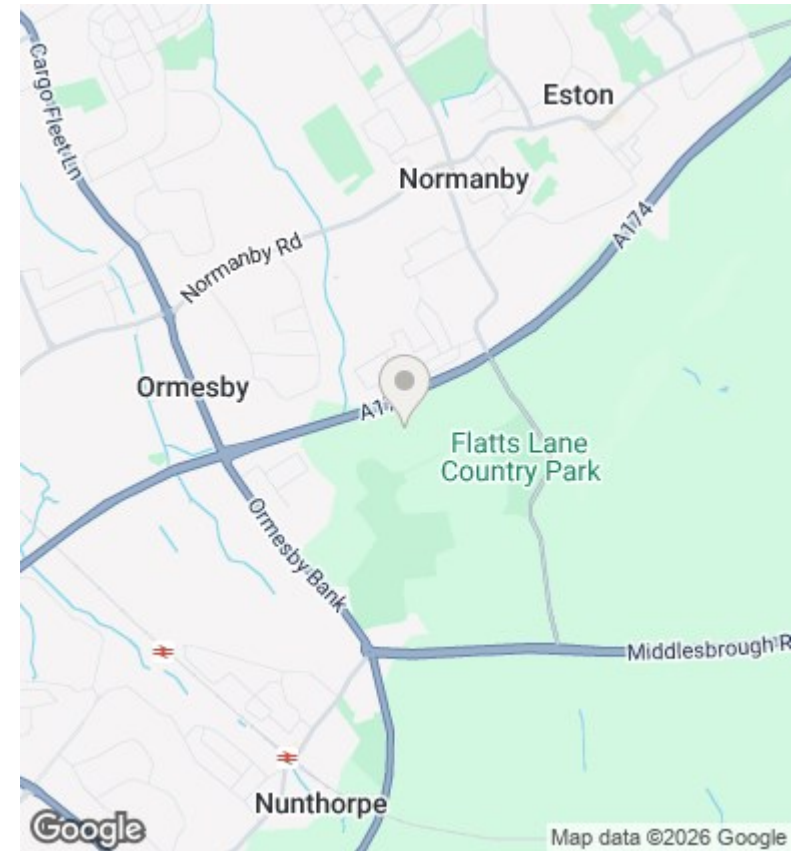
## 22 Ashdown Road, Normanby, Middlesbrough, TS6 0FE

Offers In The Region Of £199,995

- Double Driveway And Around 8 Years Remaining On The Home Warranty
- Sleek Modern Kitchen And Contemporary Family Bathroom
- Landscaped Rear Garden Plus Shed With Bar Conversion Potential
- Main Bedroom With Stylish En Suite Shower Room
- Heavy Duty Flooring Throughout The Whole Ground Floor
- Three Bedroom Semi-Detached Home On The Modern Springwood Gardens Development



TOTAL FLOOR AREA: 837 sq.ft. (77.7 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:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	