



G.R.
Estates
unlock your happiness



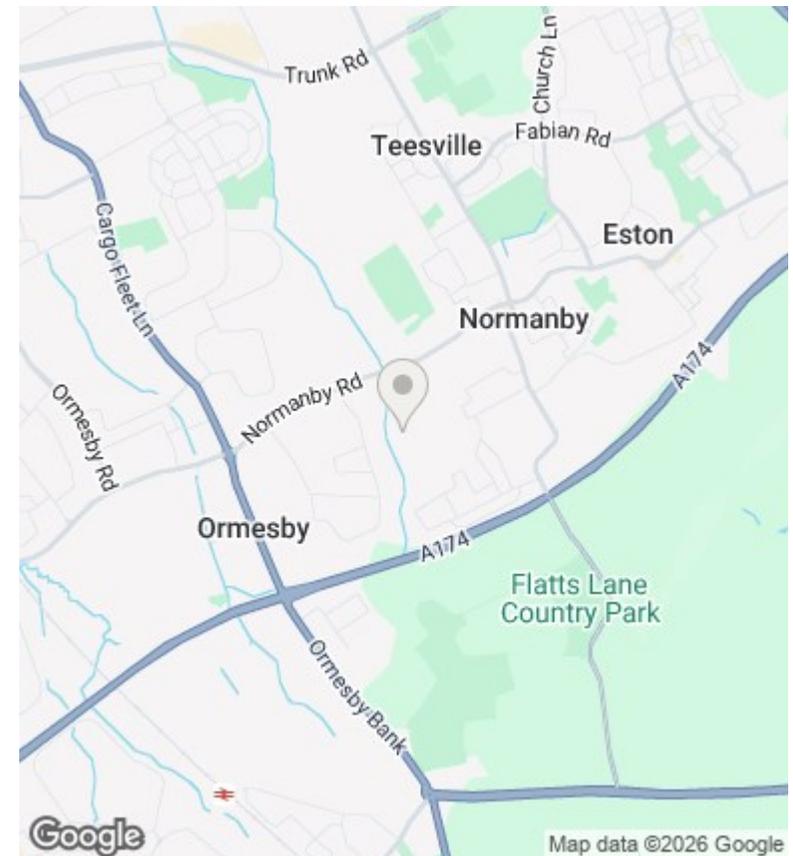
10 Meredith Avenue, Middlesbrough, TS6 0HW

£225,000

- A super-sized lounge delivers generous, comfortable living space for everyday use
- A versatile second bedroom or dining room connects to a bright, welcoming conservatory
- The redesigned larger kitchen offers great flow and huge potential for updating
- The first-floor bedroom with office space and additional W/C is ideal for guests or home working
- A ground-floor main bedroom with fitted wardrobes provides practical, ready-made storage
- Offered with no onward chain this home includes a driveway, detached garage and is ready for modernisation to suit your style



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. 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

C

EPC Rating:

| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |