



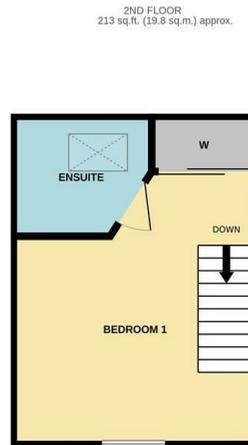
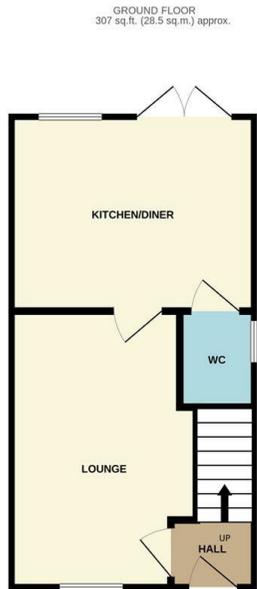
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11 Heartwood Gardens, Middlesbrough, TS6 0FB

Best Offers Over £175,000

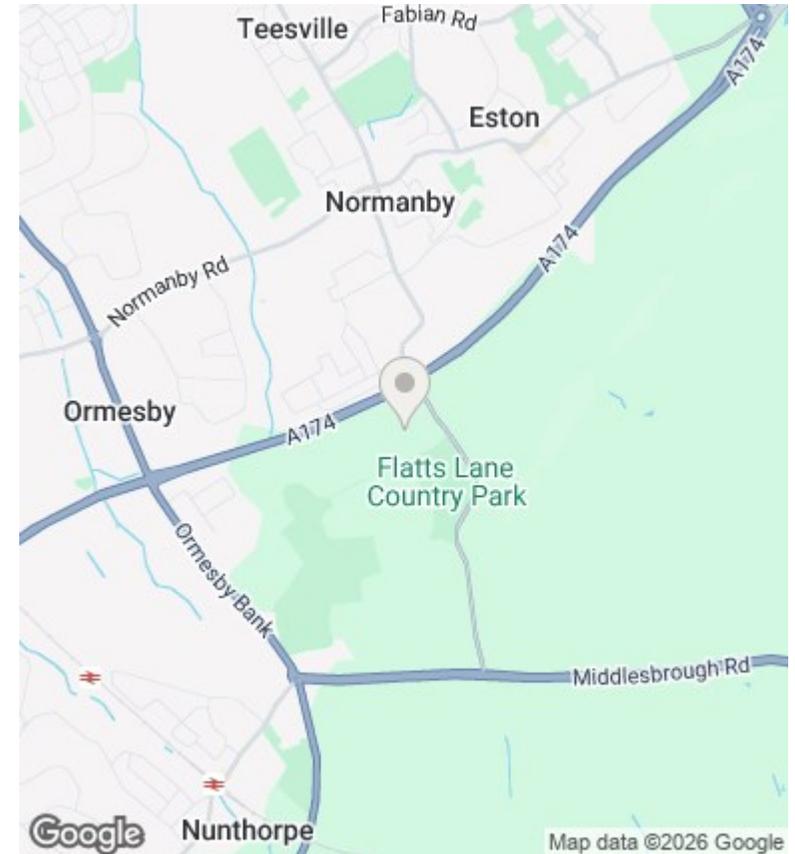
- Situated Within The Popular Spring Wood Gardens Development Just Off Flatts Lane, Offering Convenience And Appeal
- Two Well Sized Bedrooms And A Fresh Family Bathroom Offer Flexible Space For Family, Guests Or A Home Office
- External photos to follow
- The Modern Three Level Design Provides A Spacious, Contemporary Feel Throughout
- A Sleek Kitchen And Handy W/C Make Everyday Life Practical, Comfortable And Effortless
- Situated Within The Popular Woodcross Gate Development Just Off Flatts Lane, Offering Convenience And Appeal
- The Main Bedroom Occupies The Entire Top Floor And Includes Fitted Wardrobes For A Calm, Private Sanctuary
- The Home Is Beautifully Presented With A Clean, Trendy Interior, Perfect For Buyers Seeking Immediate Convenience



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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.

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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
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	