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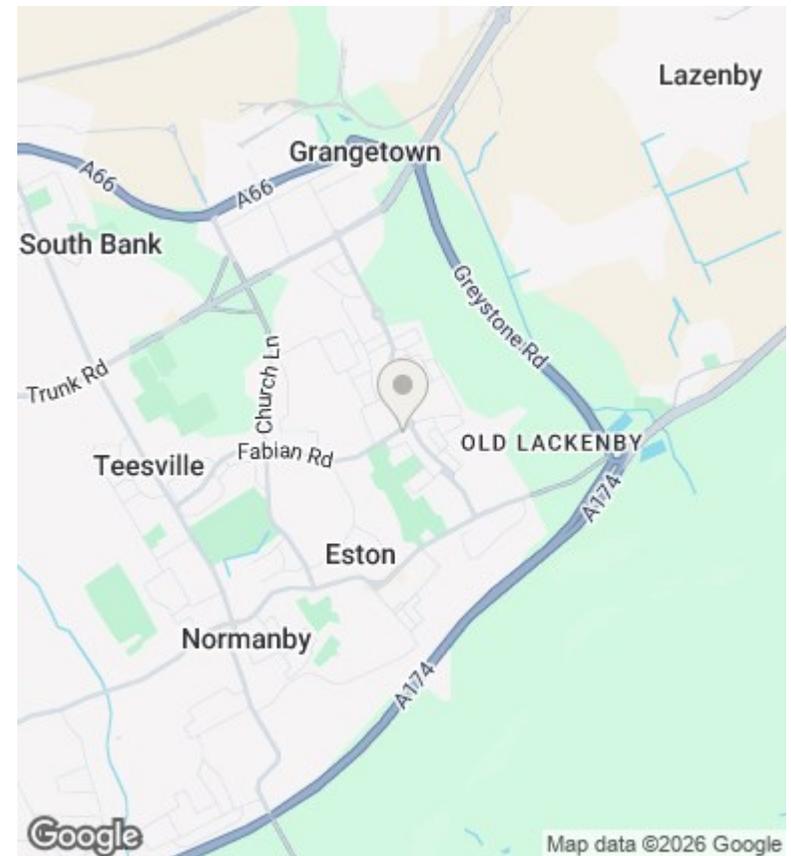
## 262 Fabian Road, Middlesbrough, TS6 8AA

Guide Price £70,000

- Stylish And Well Presented Three Bedroom Mid-Terrace Home
- Modern Recently Refitted Bathroom Finished To A Fresh And Contemporary Standard
- For Sale by Modern Auction – T & C's apply, subject to reserve price, buyers fees apply
- Offered For Sale Vacant With The Benefit Of No Onward Chain
- Low Maintenance Front And Rear Gardens With A Detached Garage And Useful Brick Storage Sheds
- Recently Updated White Gloss Kitchen With Integrated Appliances And Clever Storage Solutions
- Open Plan Kitchen And Dining Area And Double Doors Flowing Through To A Bright Conservatory



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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

A

## EPC Rating:

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