



G.R.  
Estates  
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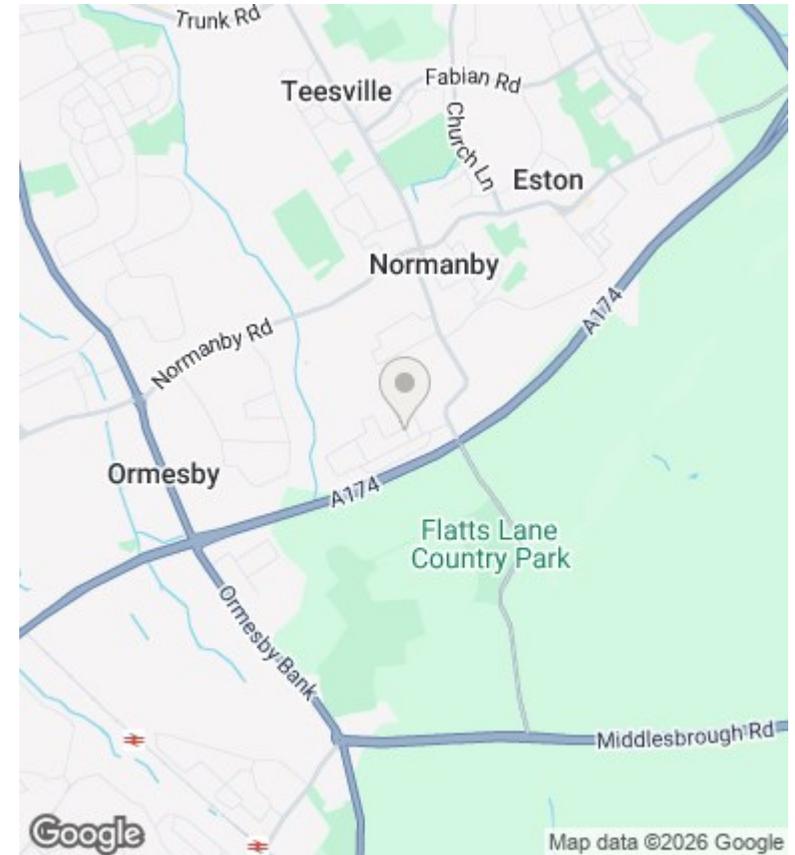
## 56 Kensington Avenue, Middlesbrough, TS6 0QB

£195,000

- Extended Three Bedroom Family Home On A Fantastic Corner Plot
- Extended Kitchen Plus Handy Ground Floor W/C
- Positioned Within One Of Normanby's Most Popular Family Estates
- Enclosed Gardens To The Front, Side and Rear With Driveway and Garage
- Spacious Lounge, Separate Dining Room and Bright Conservatory
- Sold With No Onward Chain For A Smoother Move



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given 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:

D

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	65	74
(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	