



G.R.  
Estates  
*unlock your happiness*



## 33 Edward Street, Middlesbrough, TS3 6JJ

£550 PCM

- Two Spacious Double Bedrooms Offering Comfortable And Flexible Living Space
- Modern Kitchen Diner Perfect For Everyday Living And Entertaining
- Holding Fee - £137 Deposit - £686 Affordability - £17,850
- Situated In The Popular And Well-Connected North Ormesby Area
- Private Rear Courtyard Providing A Low-Maintenance Outdoor Space
- Bright Bay-Fronted Lounge Creating A Welcoming And Airy Living Area
- Conveniently Located Just A Ten-Minute Drive From Middlesbrough Town Centre

## Directions

## Viewings

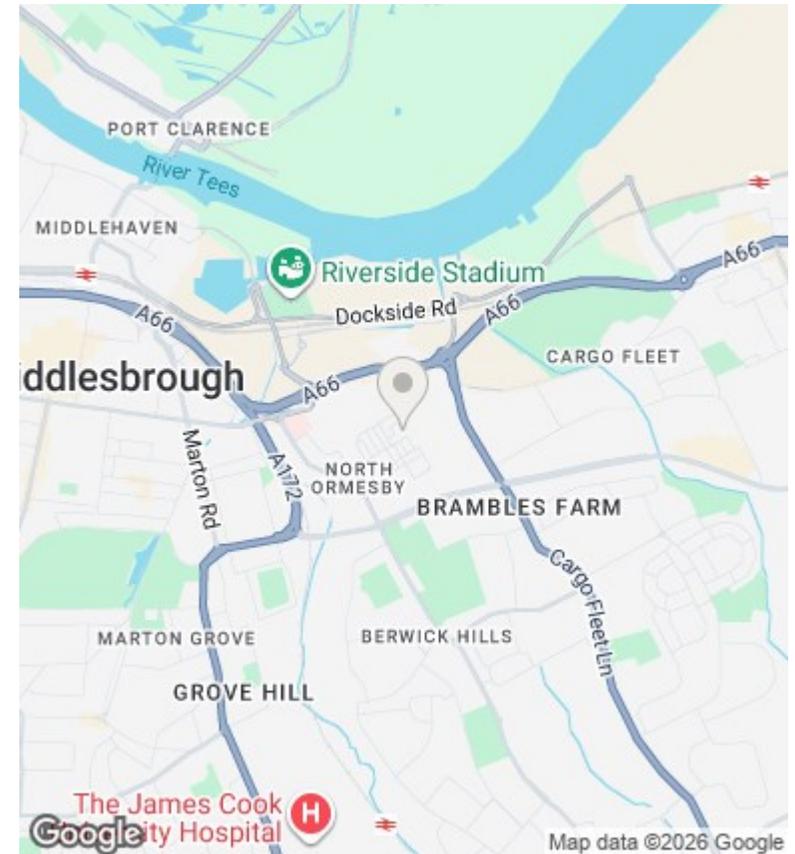
Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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	