



G.R.  
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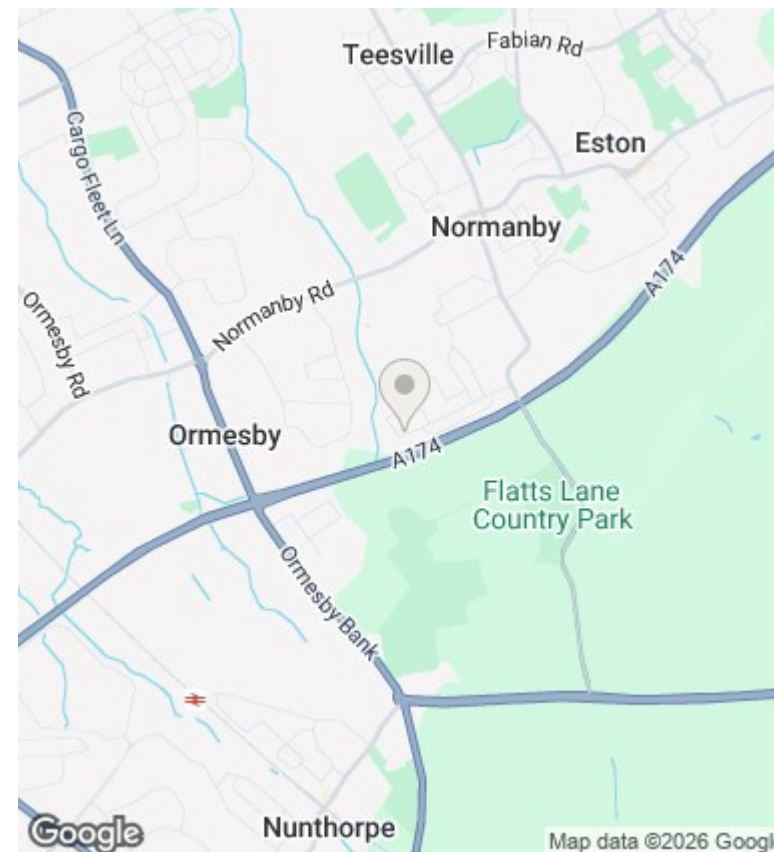
## 122 Guildford Road, Middlesbrough, TS6 0SW

£169,995

- Stylish Three Bedroom Semi Detached Home On A Popular Normanby Family Estate
- Sunny And Private Rear Garden Perfect For Family Living
- Spacious Open Plan Family Lounge Opening Into The Conservatory
- Large Driveway Plus Detached Garage With Electric Roller Door
- Extended Kitchen Diner With Great Further Open Plan Potential
- Modern Combi Boiler Just Two Years Old And Still Under Warranty



TOTAL FLOOR AREA : 1025 sq. ft. (95.2 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 as such for 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:

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	