



**Blenheim Road South
Middlesbrough
North Yorkshire
TS4 2GB**

Offers in Excess of £123,000

bettermove

Blenheim Road South Middlesbrough

Bettermove are proud to present this 3 bedroom semi-detached house in Middlesbrough available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this well presented property comprises a spacious living room, dining room, the fitted kitchen and convenient WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Middlesbrough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Middlesbrough and James Cook Train Stations, the A1(M) and many local bus routes.

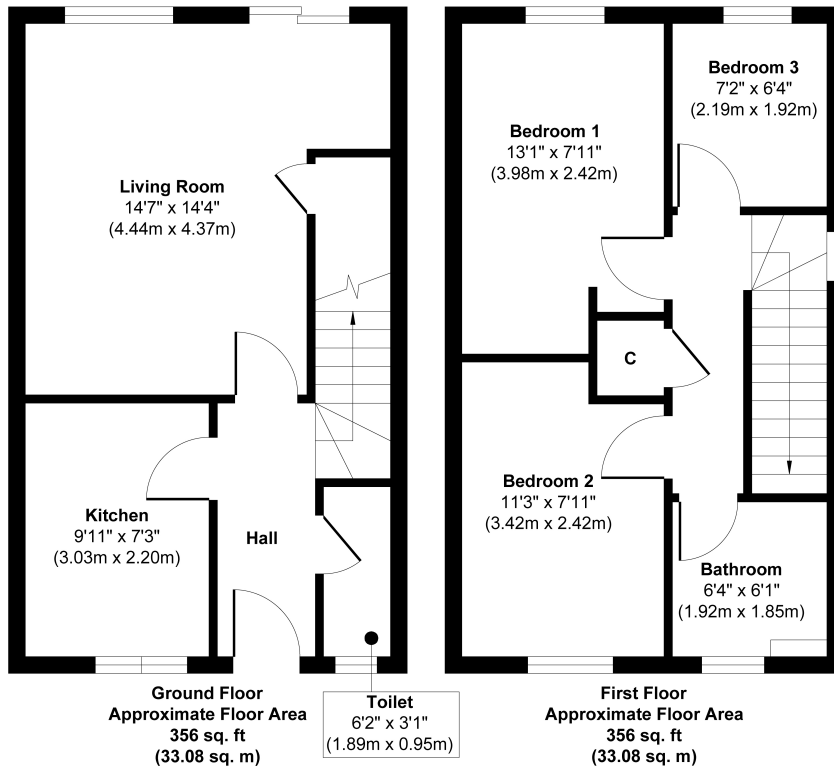
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 712 sq. ft / 66.16 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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