



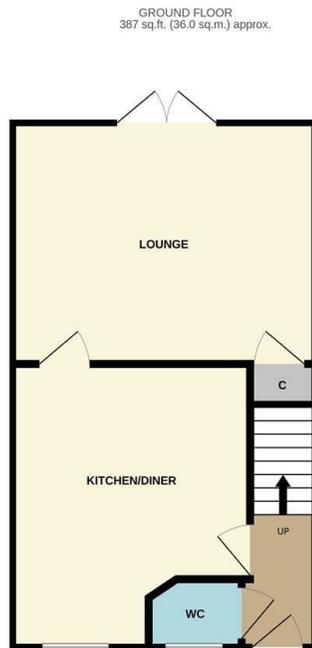
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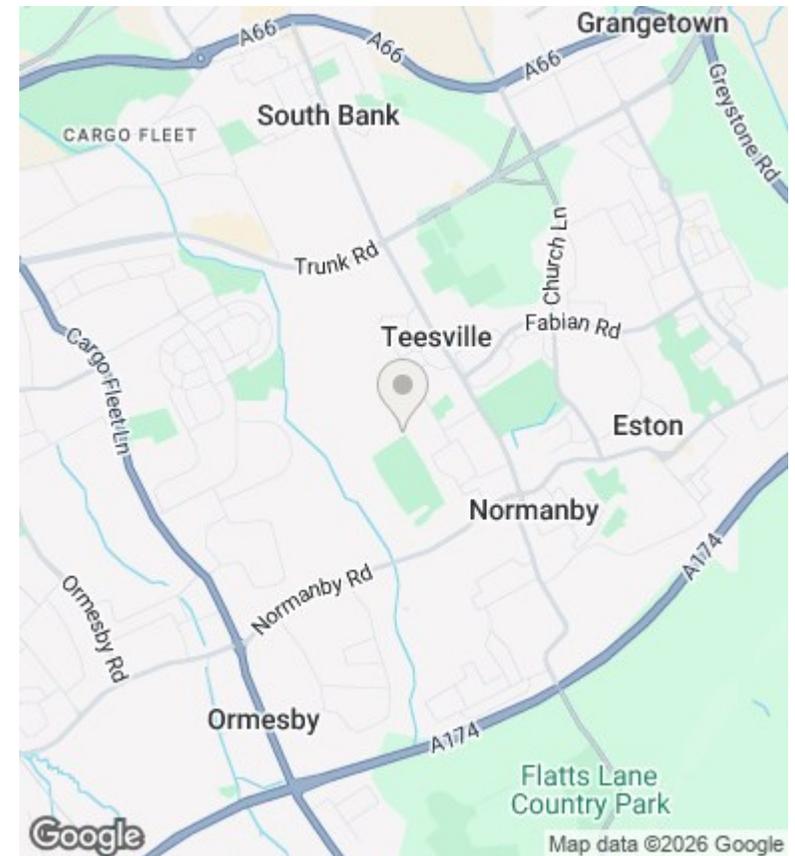
46 Hazelwood Gardens, Middlesbrough, TS6 0FQ

£175,000

- Built In July 2023 – Enjoy peace of mind with the remainder of the 10-year builder warranty still in place
- Gorgeous Outdoor Space – A smart patio area and neat lawn, not directly overlooked, perfect for relaxing or entertaining
- Stylish And Move In Ready – Beautifully decorated throughout with a modern, high-quality finish
- Practical Layout – Includes a convenient ground floor W/C and well-planned living spaces
- Inviting Lounge – Featuring bespoke shutter blinds and doors leading out to the private rear garden
- Excellent Kerb Appeal – Benefiting from a double driveway to the front providing ample off-road parking



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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

C

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	