



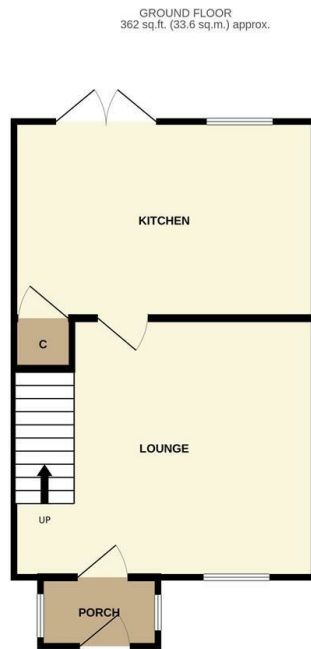
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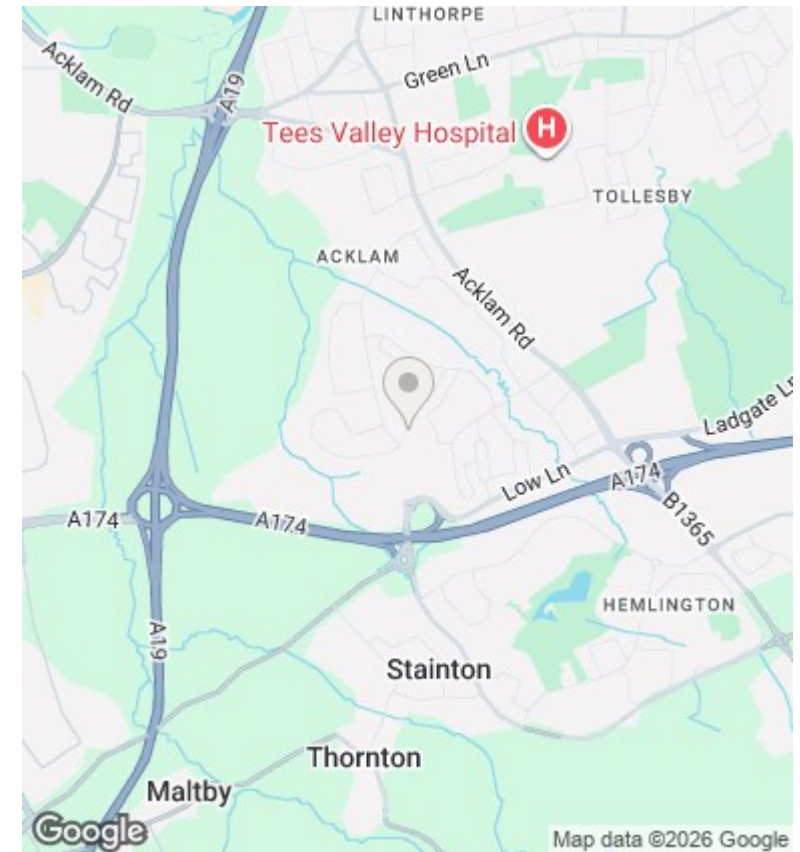
25 Wardale Avenue, Middlesbrough, TS5 8TH

£160,000

- Sold With No Onward Chain And Will Be Ready For Immediate Occupation
- Large Front And Rear Gardens Offering Plenty Of Outdoor Space
- Three Bedroom Semi-Detached Home In A Highly Popular Acklam Location
- Driveway And Garage Providing Handy Off-Street Parking
- Spacious Lounge And Kitchen/Diner Ideal For Everyday Family Living
- A Home Full Of Potential With Updating Already Underway



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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. 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

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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	